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**4 Knoll Rise, St Leonards-On-Sea, TN38 0NT  
Guide Price £325,000 - £350,000 Freehold**

**\*\*GUIDE PRICE £325,000 - £350,000\*\***

Nestled in the desirable area of Knoll Rise, St Leonards-On-Sea, this charming three-bedroom semi-detached house from the 1930s presents a wonderful opportunity for those seeking a project to create their ideal family home. Set on an unadopted road, the property offers a sense of privacy and tranquillity, making it an appealing choice for families and individuals alike. Upon entering, you will find a spacious reception room that provides a welcoming atmosphere, perfect for both relaxation and entertaining. With the added benefit of a separate dining room with doors out to the rear garden. The three bedrooms are well-proportioned, with the main bedroom boasting delightful glimpses of the sea, adding a touch of coastal charm to your living experience. The property also features a bathroom, which, along with the rest of the house, is in need of full renovation, allowing you to design and personalise the space to your taste. A garage is included, providing convenient storage or potential for further development, subject to planning permissions. With the right vision and investment, this property has the potential to transform into a stunning family home, ideally situated in a sought-after postcode. This is a rare opportunity to acquire a property in a prime location, where you can enjoy the benefits of coastal living while being close to local amenities. If you are looking for a project that promises great rewards, this house on Knoll Rise could be the perfect fit for you.







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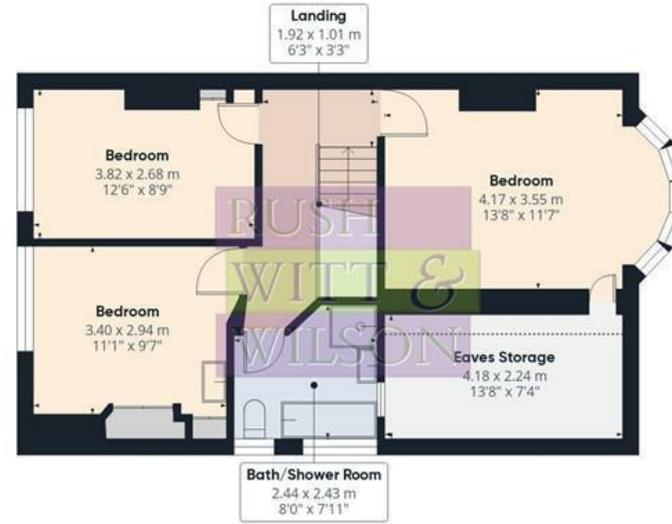
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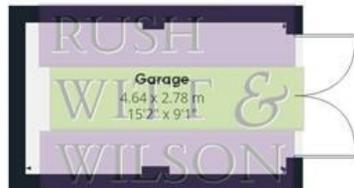
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**Floor 0** Building 1



**Floor 1** Building 1



**Floor 0** Building 2

**Approximate total area<sup>(1)</sup>**

137.7 m<sup>2</sup>  
1482 ft<sup>2</sup>

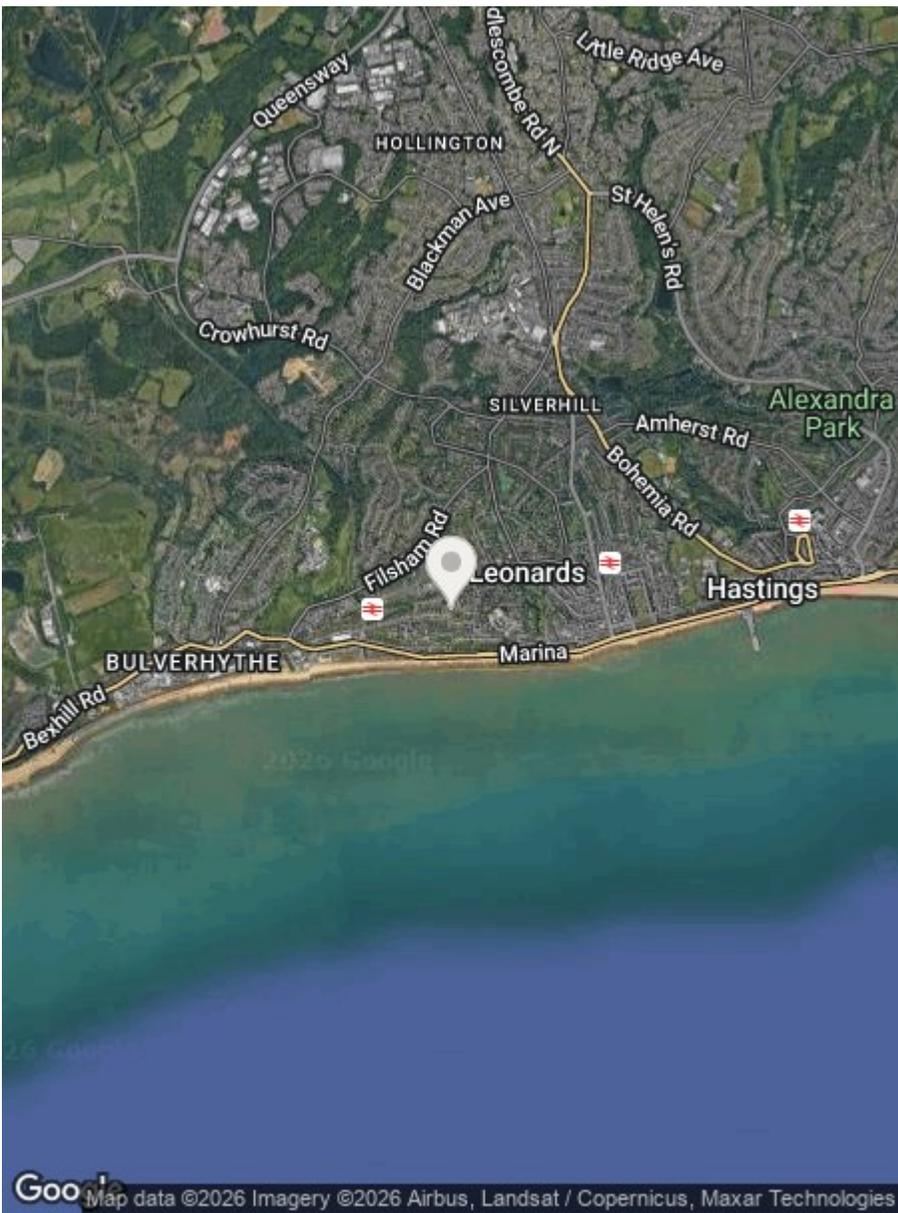
**Reduced headroom**

7.2 m<sup>2</sup>  
78 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>74</b>
	<b>44</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – D

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

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