

**RUSH
WITT &
WILSON**



RUSH
WITT &

**138 West Hill Road, St. Leonards-On-Sea, East Sussex TN38 0AY
Offers In The Region Of £399,950**

Nestled on West Hill Road in the charming area of St. Leonards-On-Sea, this end terrace house presents an exceptional opportunity for modern family living. The property has been thoughtfully updated, showcasing a bright and spacious open-plan kitchen, dining, and living area that serves as the heart of the home. This inviting space not only boasts a stylish modern kitchen but also provides direct access to a generously sized conservatory, perfect for year-round enjoyment. Stepping outside, you will discover a well-kept rear garden that features an insulated, fully-wired workshop, ideal for DIY enthusiasts or those with creative hobbies. Additionally, a separate detached summer house offers a delightful retreat for relaxation or recreational activities. Inside, the property includes a dedicated office or study, which is perfect for those who work from home and could easily be converted into a fifth bedroom if needed. The first floor accommodates four well-proportioned bedrooms, including a main suite complete with a contemporary en-suite bathroom. A modern family bathroom serves the remaining bedrooms, ensuring comfort and convenience for all. Further enhancements include gas central heating and double glazing, providing warmth and energy efficiency throughout the home. With off-road parking for two vehicles, this property is not only practical but also ideally located within easy reach of mainline stations, local amenities, and the picturesque seafront. This versatile and stylish home is perfect for families seeking a blend of comfort, convenience, and modern living. Do not miss the chance to make this delightful property your own.





RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

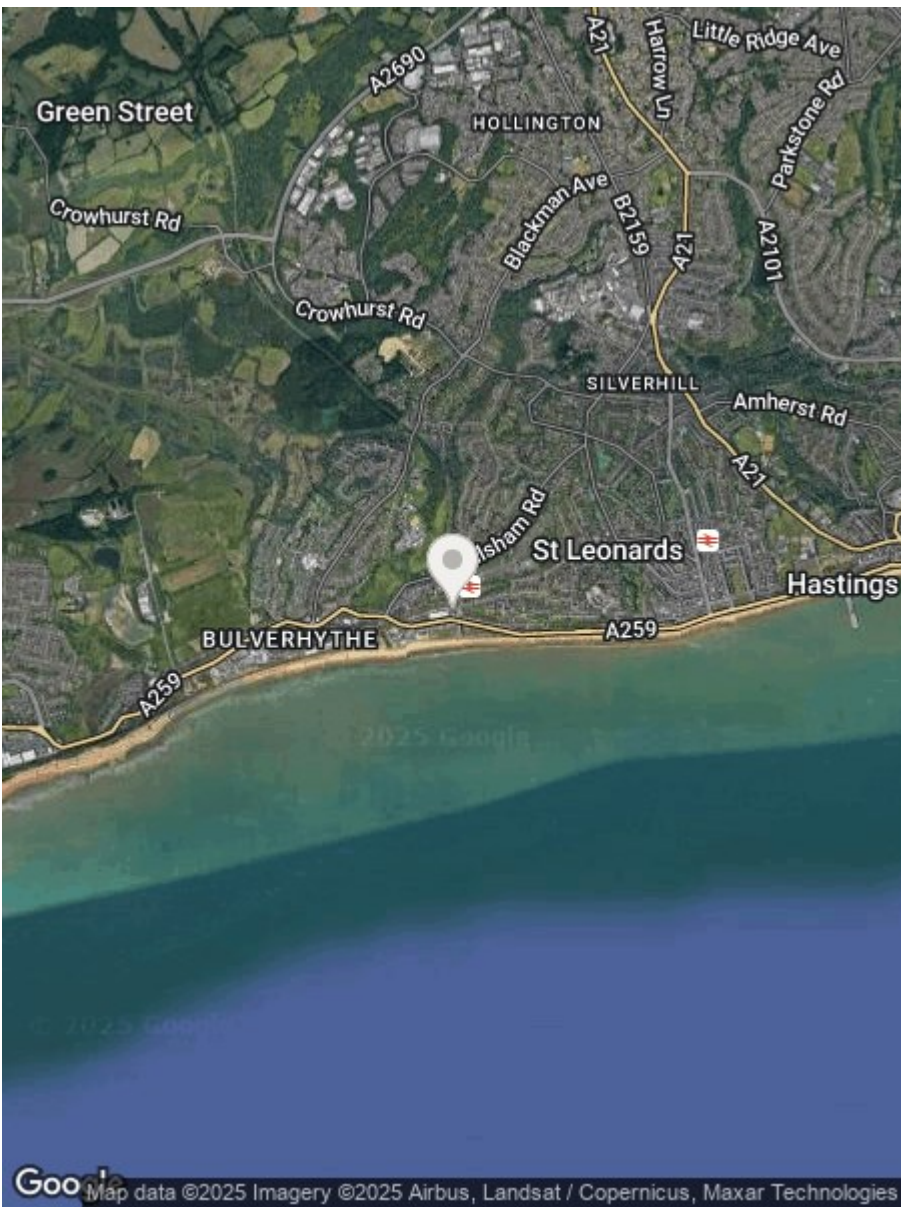
121.3 m²

1308 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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 – C

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.

**RUSH
WITT &
WILSON**

Residential Estate Agents
Lettings & Property Management



Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk