

**RUSH
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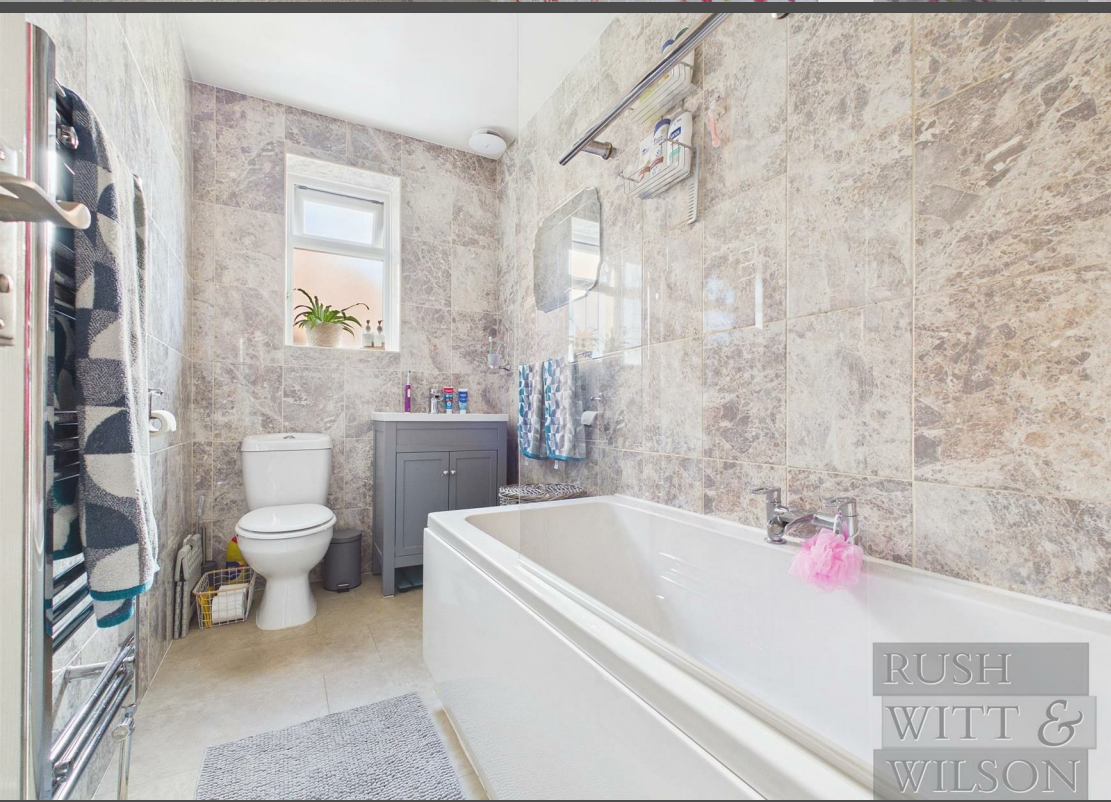
RUSH
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37 Magpie Close, St. Leonards-On-Sea, East Sussex TN38 8DY
Offers In Excess Of £270,000 Freehold

Nestled in the charming area of Magpie Close, St. Leonards-On-Sea, this delightful end-terrace house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space. Upon entering, you are welcomed into a cosy reception room that offers a perfect setting for relaxation or entertaining guests. The layout is both practical and appealing, ensuring that every corner of the home is utilised effectively. The bathroom is conveniently located, providing essential amenities for daily living. One of the notable features of this property is the dedicated parking space for one vehicle, a valuable asset in this desirable location. St. Leonards-On-Sea is known for its picturesque surroundings and vibrant community, offering a range of local amenities, including shops, parks, and excellent transport links. This end-terrace house is not just a property; it is a place where you can create lasting memories. With its inviting atmosphere and practical features, it is sure to attract those looking for a lovely home in a sought-after area. Do not miss the chance to make this charming residence your own.









Floor 0



Floor 1



Approximate total area⁽¹⁾

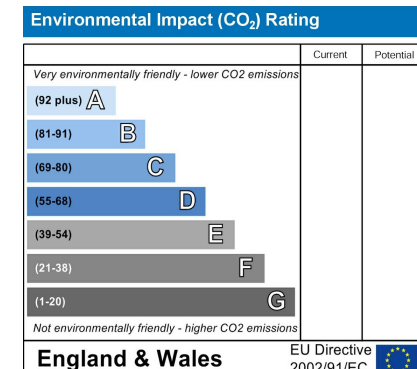
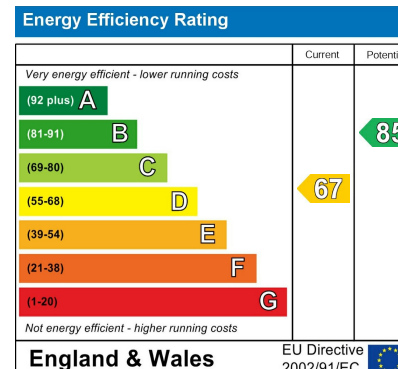
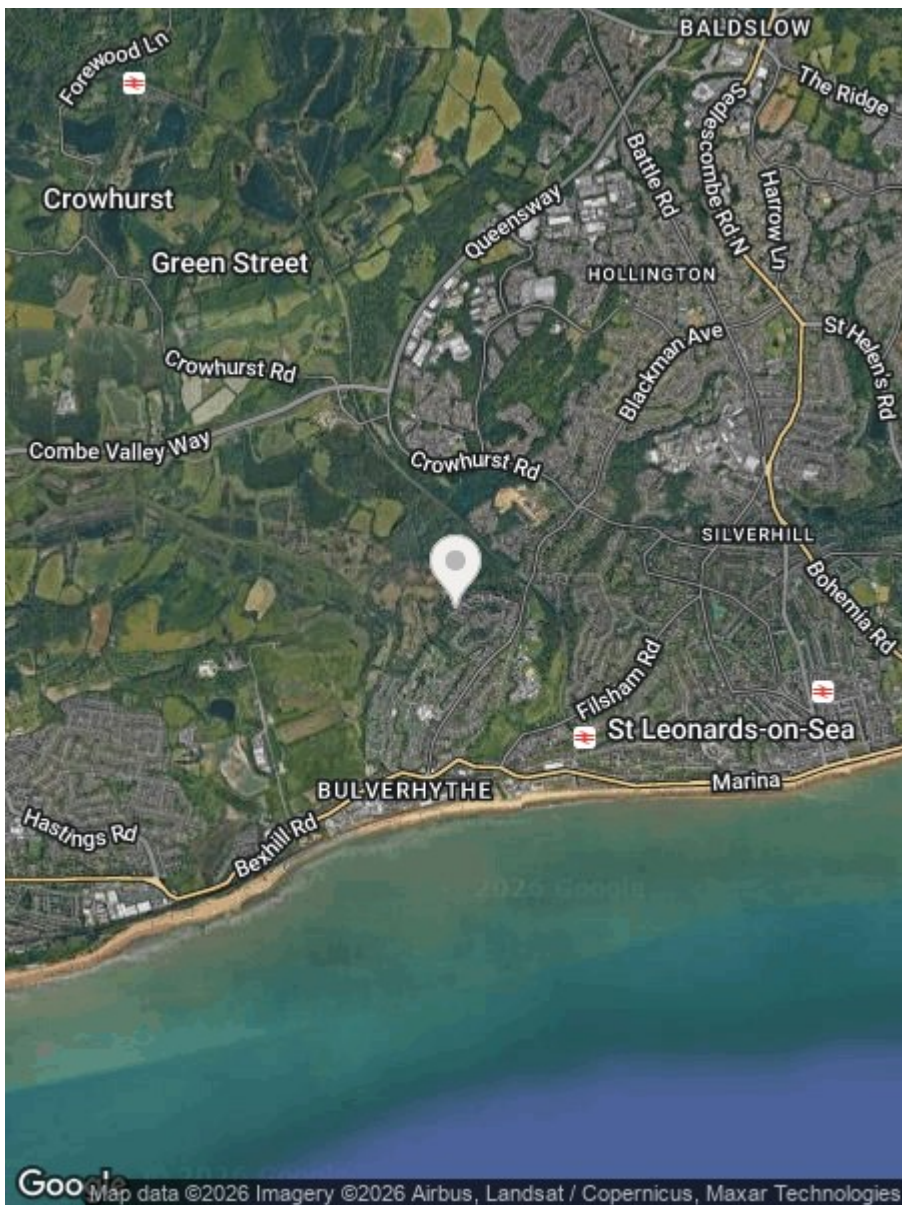
56.7 m²

610 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.

GIRAFFE 360



Council Tax Band - B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at

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