

**RUSH
WITT &
WILSON**



**107 Harrow Lane, St. Leonards-On-Sea, East Sussex TN37 7JY
£315,000**

This attractive three bedroom semi detached house is well positioned and is within easy walking distance of good local schooling, amenities, the A21 and bus routes into Hastings town centre. The deceptively spacious accommodation comprises of an entrance porch, brick built workshop, entrance hall with downstairs cloakroom/wc, large storage cupboard, light and spacious double aspect main reception room, fitted kitchen with door leading to the rear garden. To the first floor three well appointed bedrooms and a bathroom/wc. The property is to be sold chain free and early viewings come highly recommended via appointed sole agents Rush Witt & Wilson.







GROUND FLOOR
516 sq.ft. (47.9 sq.m.) approx.



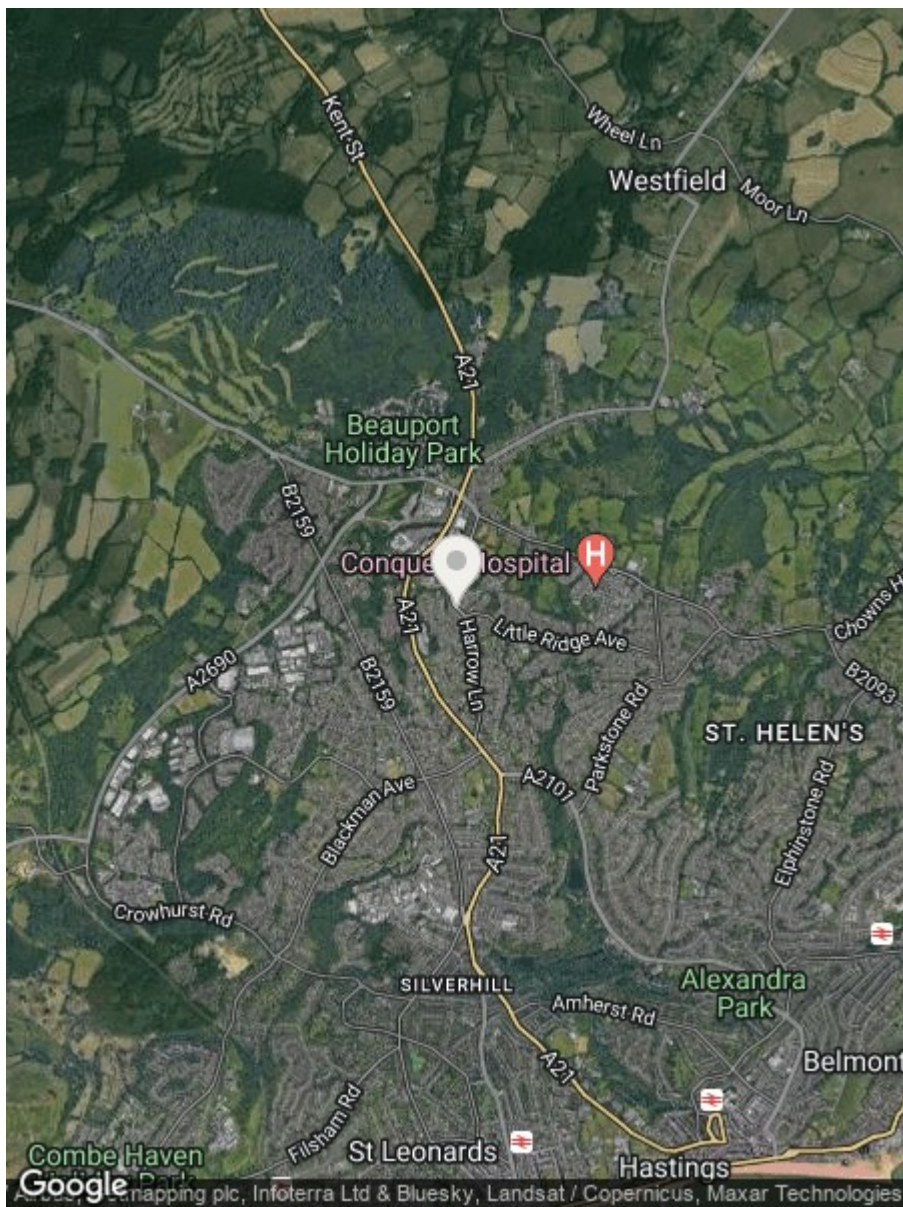
1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 946 sq.ft. (87.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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