

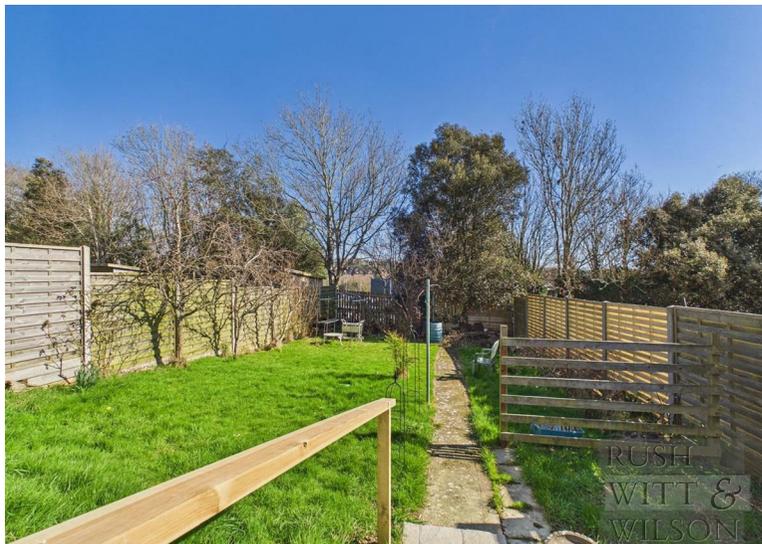
**RUSH
WITT &
WILSON**



RUSH
WITT &

**83 Edinburgh Road, St. Leonards-On-Sea, TN38 8DA
Offers In Excess Of £290,000 Freehold**

Nestled on Edinburgh Road, this delightful end-of-terrace house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. Upon entering, you are welcomed into a spacious living room located on the ground floor, providing a warm and inviting atmosphere for relaxation and entertaining. The kitchen/diner is thoughtfully designed, offering ample space for family meals and gatherings. A utility room conveniently leads to the garage, enhancing the practicality of this home. The first floor features three bedrooms, each offering a peaceful retreat, along with a well-appointed bathroom. The layout is both functional and appealing, making it easy to enjoy everyday living. Outside, the property boasts a driveway and garage, providing secure parking and additional storage options. The garden is a true highlight, featuring a raised decking area perfect for al fresco dining or enjoying the sunshine, alongside a mostly laid to lawn area that is ideal for children to play or for gardening enthusiasts to cultivate their green fingers. This charming terraced house is not only a wonderful home but also a fantastic opportunity to enjoy the vibrant community of St. Leonards-On-Sea, with its local amenities and beautiful coastal surroundings. Don't miss the chance to make this lovely property your own.

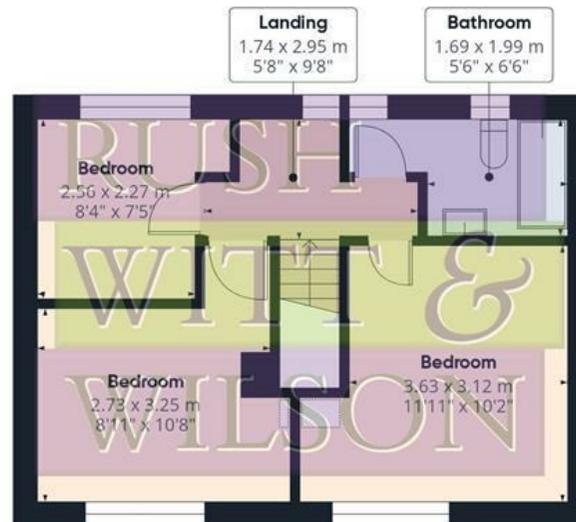








Floor 0



Floor 1

Approximate total area⁽¹⁾

89.1 m²

959 ft²

Reduced headroom

0.4 m²

4 ft²

(1) Excluding balconies and terraces

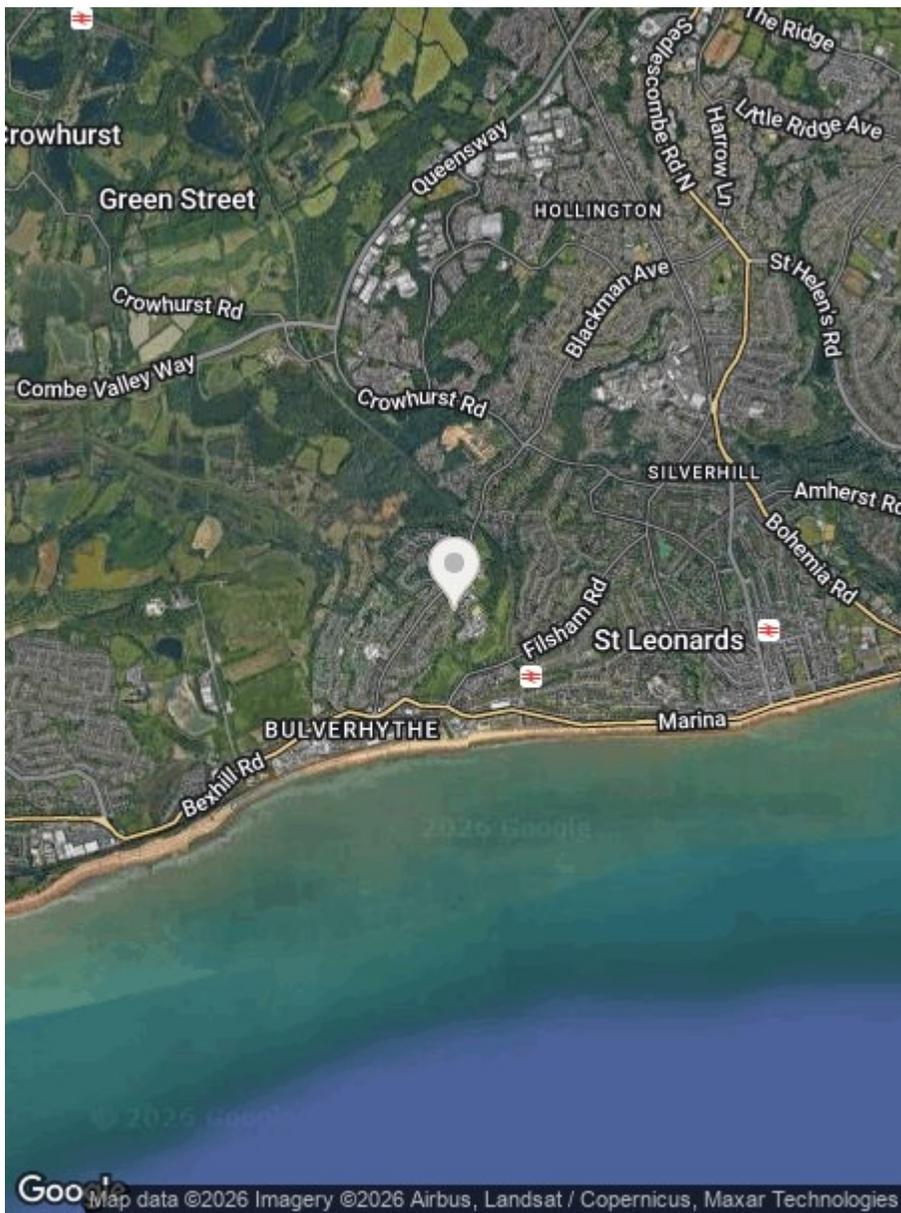
Reduced headroom

----- 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.

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	

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 <https://rushwittwilson.co.uk/privacy-policy>

**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**