RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

www.rushwittwilson.co.uk

# 9 Inglewood Gardens,
# St. Leonards-On-Sea, East Sussex TN38 9SA
# £235,000

Rush Witt & Wilson welcome to the market this two bedroom terraced house with double glazing throughout, modern gas fired central heating and a garage en-bloc found just yards away. The property comprising entrance vestibule, lounge, kitchen/diner, to the first floor two bedrooms and a bathroom/wc. Found in a quiet cul-de-sac in a favoured part of St Leonards close to local amenities, Tesco superstore and regular bus services into Hastings, viewings are encouraged via appointed agents Rush Witt & Wilson for this fine example set within a sought after location.

**Entrance Lobby**
Part glazed entrance door to front, carpet as laid, wall mounted consumer unit, part glazed door leading through to:

**Lounge**
13'6 x 13' (4.11m x 3.96m)
Double glazed window to front, stairs rising to the first floor, understairs storage cupboard, tv point, carpet as laid, radiator, door leading through to:

**Kitchen**
13' x 8'1 (3.96m x 2.46m)
Double glazed upvc door and window to rea providing views and access onto the rear garden, range of matching wall and base units with work surfaces over, one and a half bowl sink unit with side drainer, inset four ring gas hob with oven set below, space and plumbing for washing machine, part tiled walls, space for freestanding fridge/freezer, radiator, vinyl flooring, telephone point.

**First Floor**

**Landing**
Access to loft space, carpet as laid, airing cupboard, doors off to the following:

**Bedroom One**
10'2 x 10'1 (3.10m x 3.07m)
Two double glazed windows to front, built in wardrobes, radiator, carpet as laid.

**Bedroom Two**
10'8 x 6'7 (3.25m x 2.01m)
Double glazed window to rear, carpet as laid, radiator,

**Bathroom/WC**
Double glazed opaque window to rear, panel enclosed bath with mixer tap and shower spray attachment with shower curtain, pedestal wash hand basin, low level wc, vinyl flooring, laddered heated towel rail, shaver socket point.

**Outside**

**Front Garden**
Area of lawn with pathway leading to the entrance door,

**Rear Garden**
Patio area to the immediate rear, steps leading to an area of lawn, enclosed with close board timber fencing, rear gated access.

**Garage En-Bloc**
The garage is the third one from the far end with an up and over door.

**Agents Note**
Council Tax Band - B

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.

GROUND FLOOR

1ST FLOOR

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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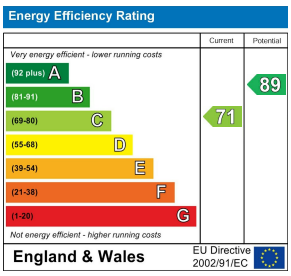


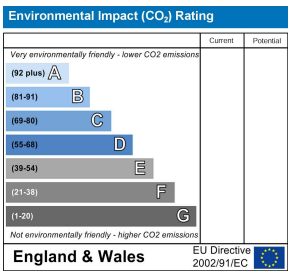


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The Property Ombudsman

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