

**RUSH
WITT &
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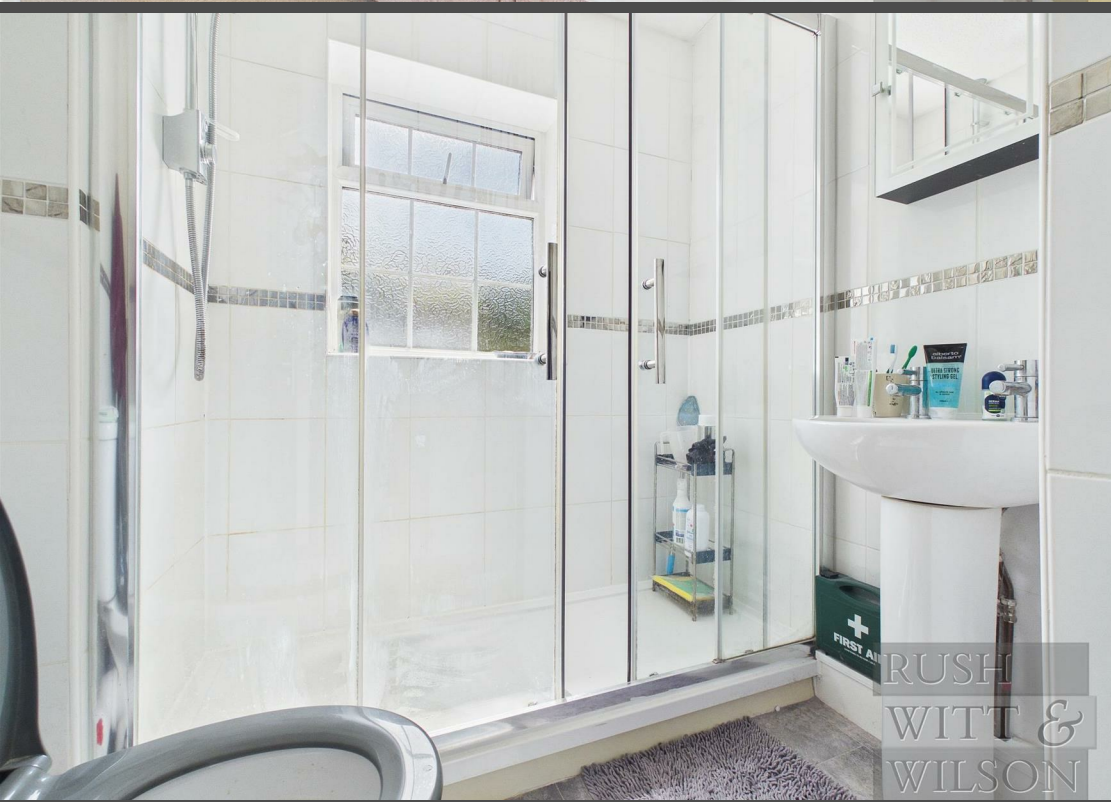


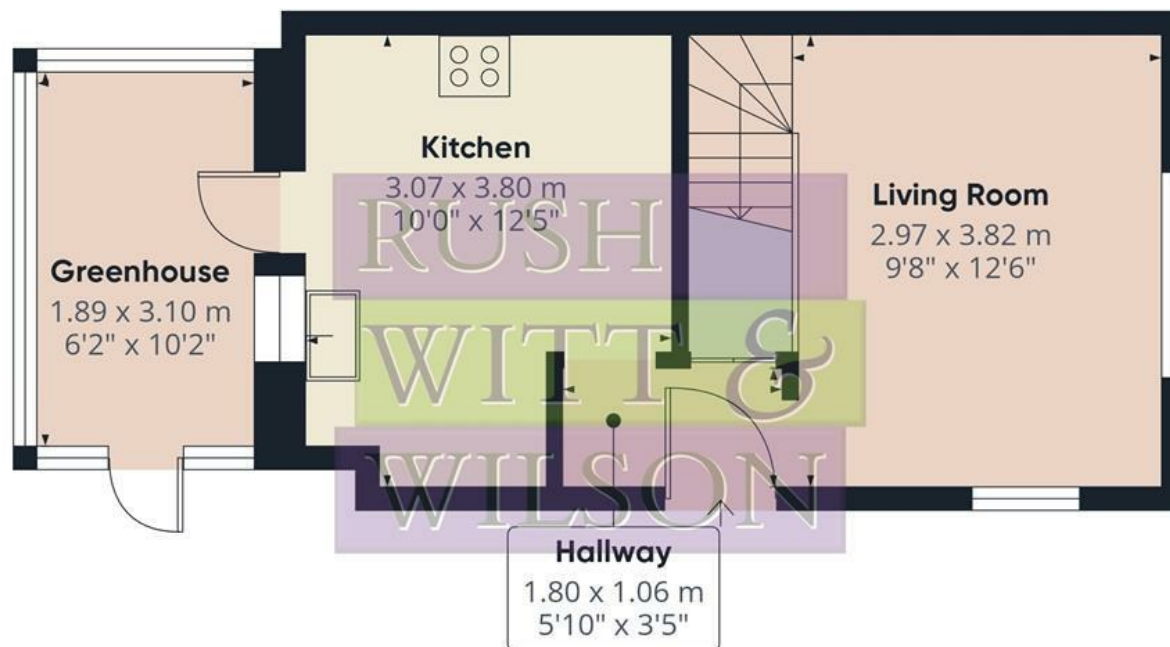
17 Wentworth Way, St. Leonards-On-Sea, East Sussex TN38 0XG
Offers In The Region Of £249,950 Freehold

This delightful two-bedroom semi-detached house on Wentworth Way offers a perfect blend of comfort and convenience. As you enter, you are welcomed by a spacious hallway that leads to a bright and airy living room, ideal for relaxation or entertaining guests. The well-appointed kitchen, which flows seamlessly from the living area, provides access to a greenhouse, perfect for those with a passion for gardening or simply enjoying the outdoors. The first floor features two generously sized bedrooms, providing ample space for rest and personalisation. A modern shower room completes this level, ensuring that all your daily needs are met with ease. Outside, the property boasts a tiered rear garden, offering a lovely outdoor space to unwind or host gatherings. Additionally, off-road parking is available, complete with a sheltered area that includes a handy shed for storage. This home is perfect for those seeking a peaceful retreat while still being close to local amenities and the beautiful coastline. With its inviting atmosphere and practical features, this property is an excellent opportunity for first-time buyers or those looking to downsize. Don't miss the chance to make this charming house your new home.









Floor 0

Approximate total area⁽¹⁾

56 m²

604 ft²



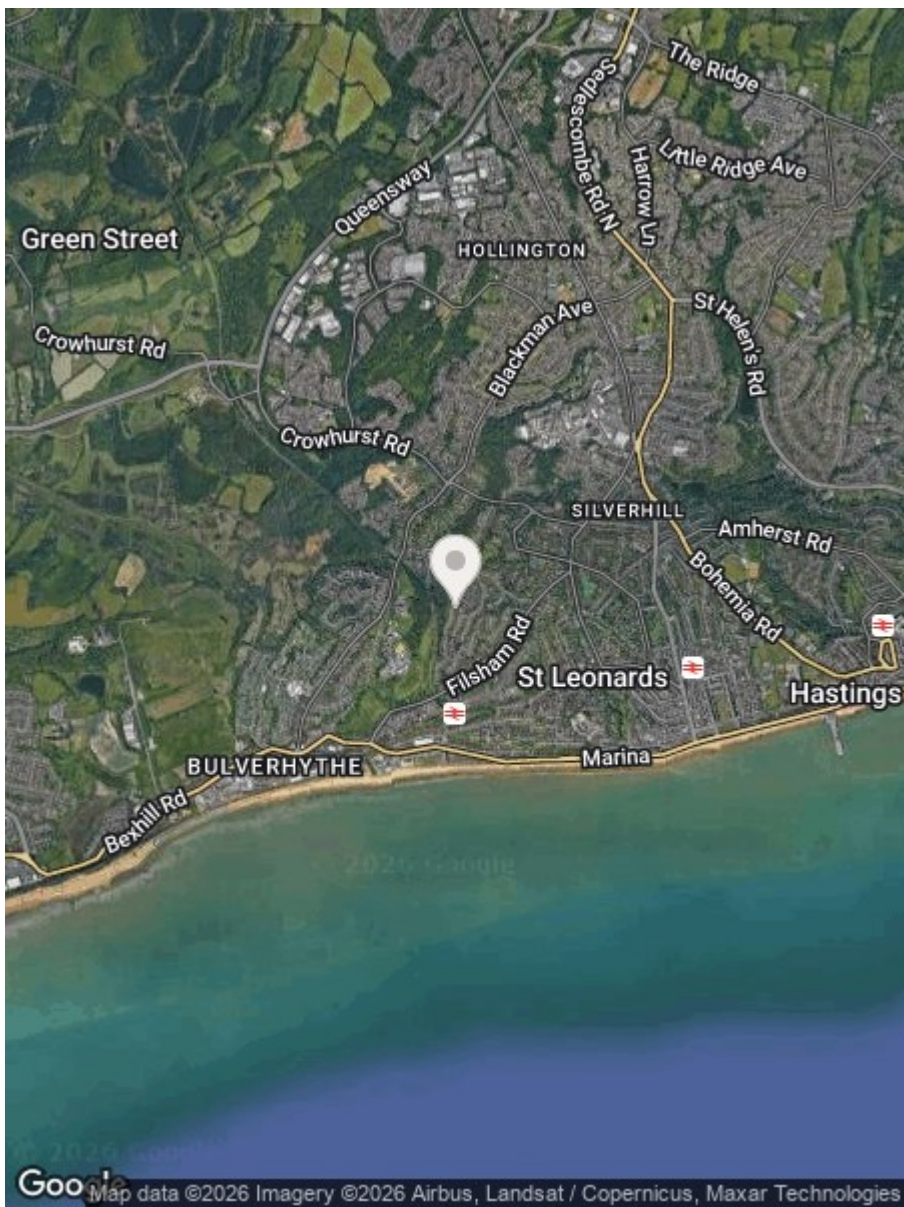
Floor 1

(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





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		
	72	79
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:

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