

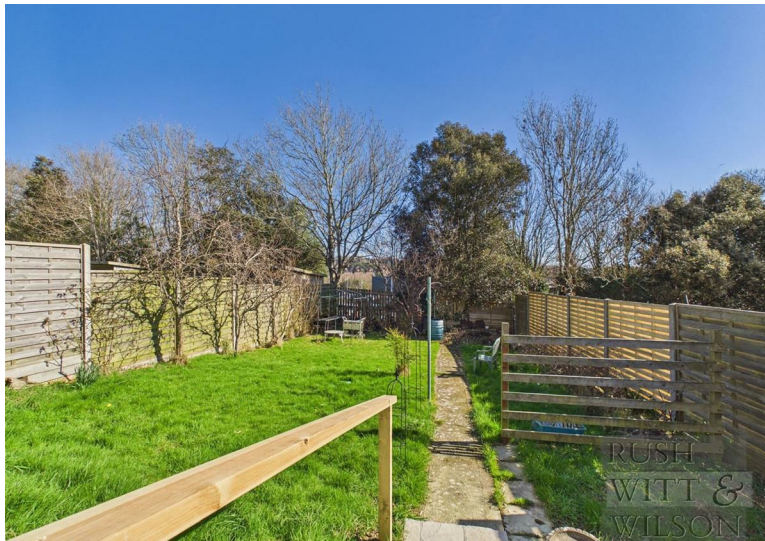
**RUSH
WITT &
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RUSH
WITT &

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.

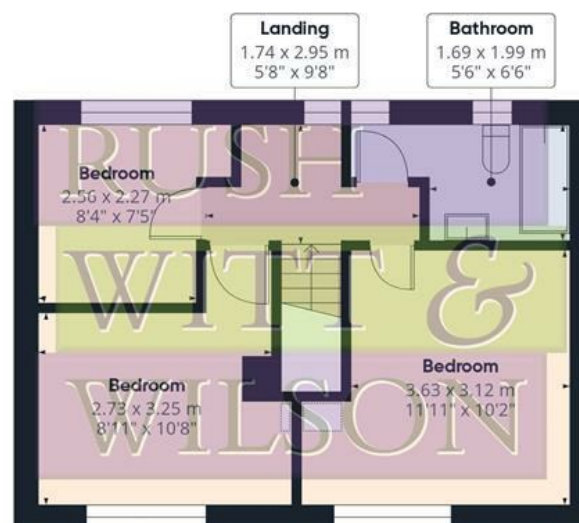








Floor 0



Floor 1

Approximate total area⁽¹⁾

89.1 m²

959 ft²

Reduced headroom

0.4 m²

4 ft²

(1) Excluding balconies and terraces

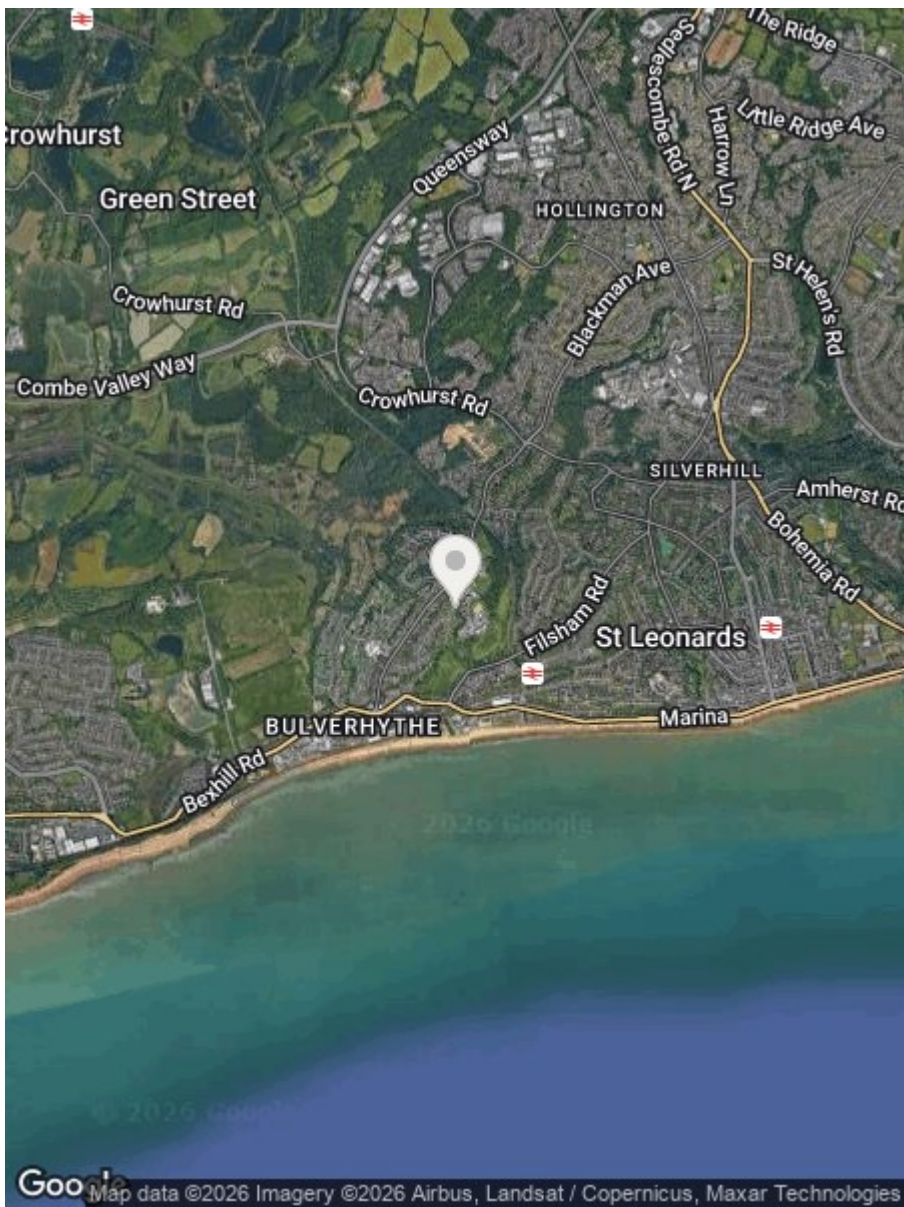
Reduced headroom

..... 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:

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