

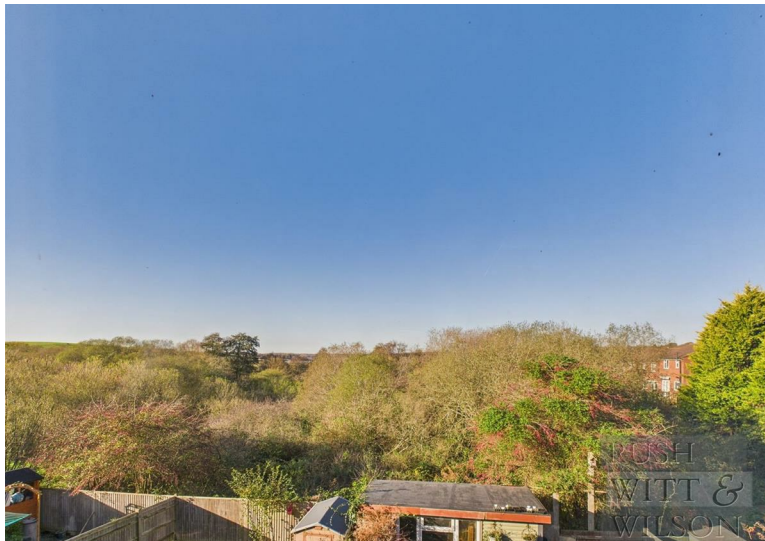
**RUSH  
WITT &  
WILSON**



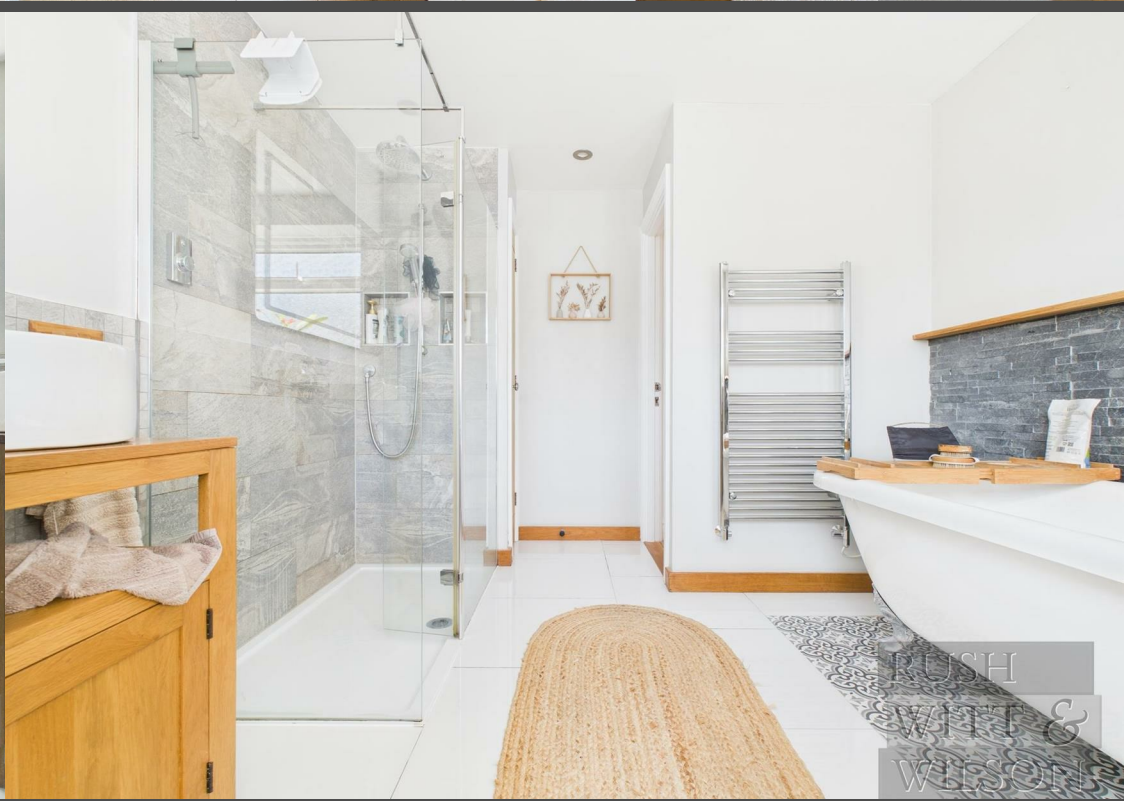
RUSH  
WITT &

**103 Reedswood Road, St. Leonards-On-Sea, East Sussex TN38 8DP  
Offers In The Region Of £325,000 Freehold**

Nestled on Reedswood Road, this exceptionally well-presented modern end-of-terraced house offers a delightful opportunity for those seeking a comfortable family home. With three spacious double bedrooms and a well-appointed bathroom, this property is perfect for families or those looking for extra space. Upon entering, you are welcomed by a generous entrance hall that leads to an open plan living/dining room. This inviting space features a log burner, creating a warm and cosy atmosphere, and offers lovely views of the neatly landscaped garden. The modern kitchen is well-equipped, making it a joy to prepare meals and entertain guests. The property boasts off-road parking for two vehicles, along with a garage, providing ample space for your vehicles and storage needs. The low-maintenance garden is a true highlight, featuring a hot tub (subject to negotiation) and plenty of seating areas, ideal for al-fresco dining or simply enjoying a peaceful moment outdoors. Situated adjacent to the picturesque Combe Valley Country Park, this home not only offers a pleasant outlook but also easy access to beautiful walking trails and nature. The location is highly sought-after, with popular schooling establishments nearby, making it an excellent choice for families. With gas-fired central heating and double glazing throughout, this modern home ensures comfort and efficiency. This property is a rare find in a desirable area, and it is sure to attract considerable interest. Don't miss the chance to make this lovely house your new home.









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



**Approximate total area<sup>(1)</sup>**

101 m<sup>2</sup>

1086 ft<sup>2</sup>

**Reduced headroom**

0.2 m<sup>2</sup>

2 ft<sup>2</sup>

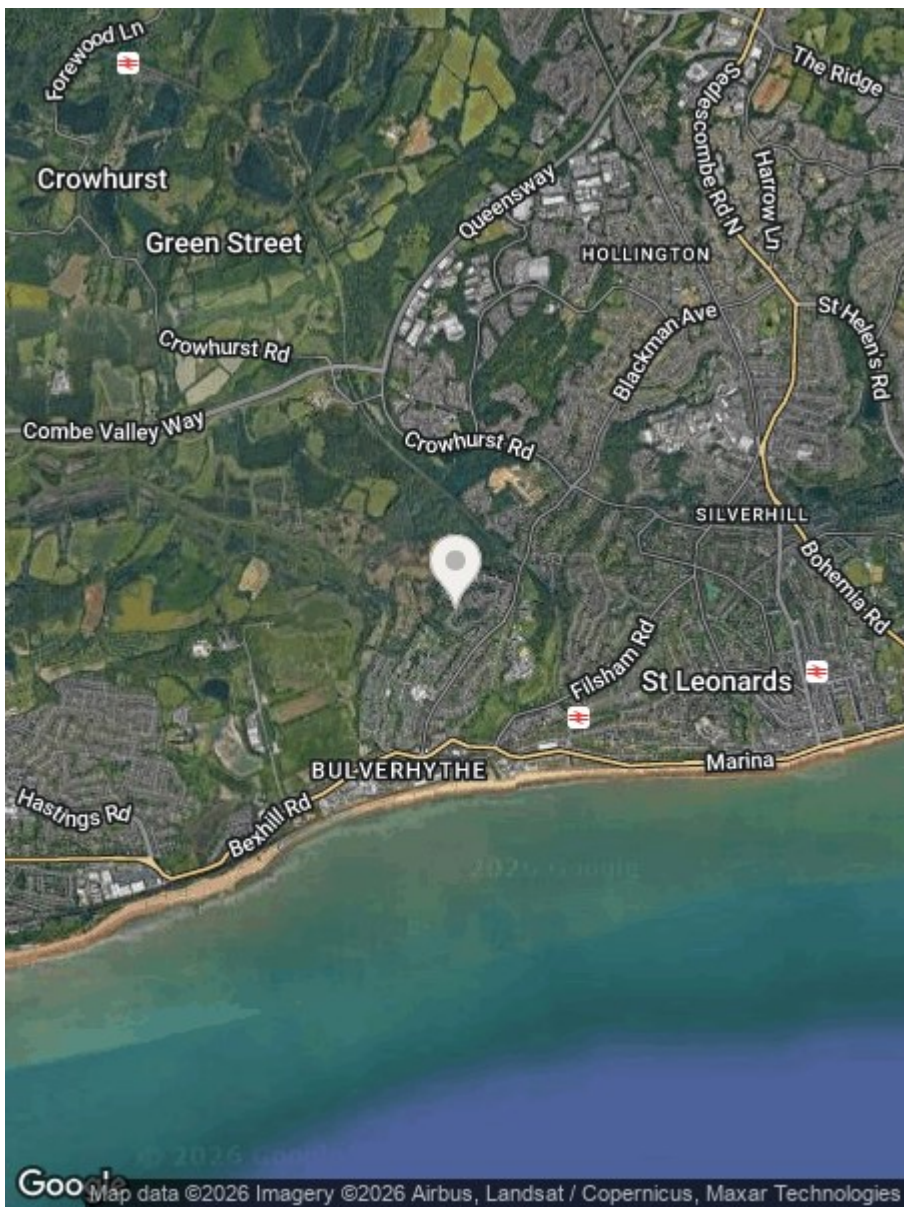
(1) Excluding balconies and terraces

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

Council Tax Band - C

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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