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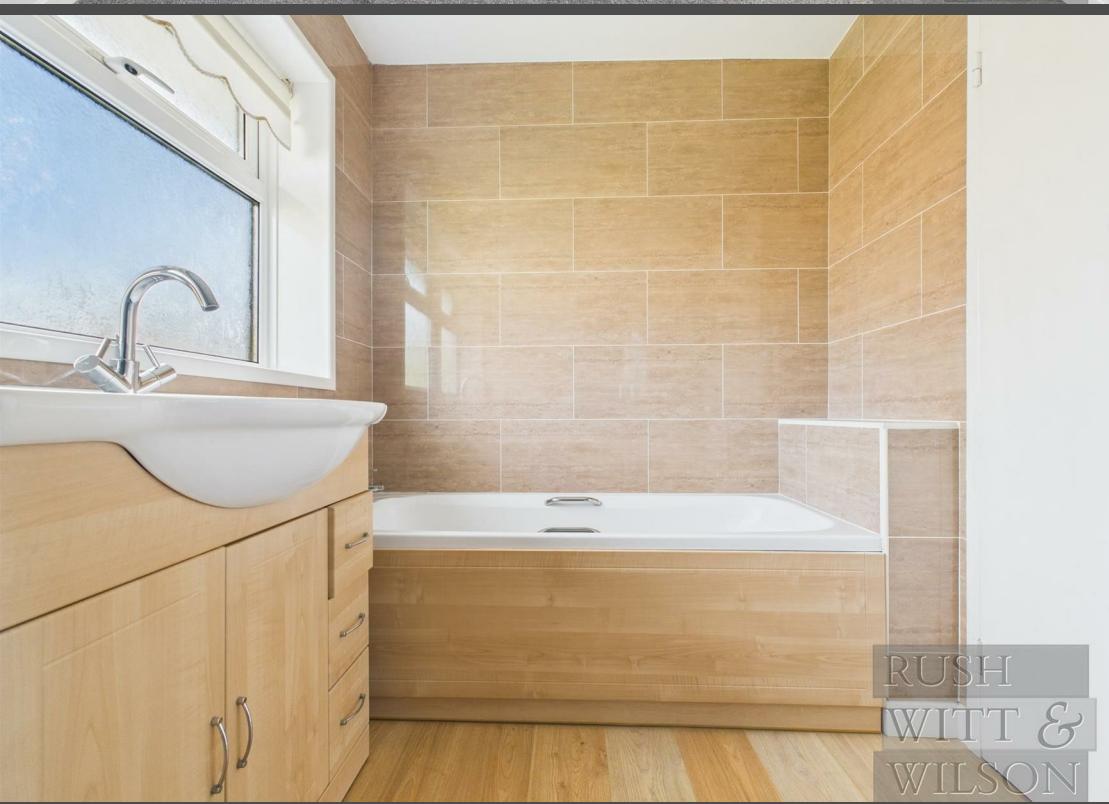
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9 Hazelwood Gardens, St. Leonards-On-Sea, East Sussex TN37 7HL
Offers In Excess Of £325,000 Freehold

Nestled in the charming area of Hazelwood Gardens, St. Leonards-On-Sea, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable family home. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space for family and friends, creating a warm and welcoming atmosphere. The house features a conveniently located bathroom, ensuring that daily routines are both practical and efficient. Its layout is designed to maximise space and functionality, making it an ideal choice for families or individuals looking for a cosy yet spacious environment. St. Leonards-On-Sea is known for its picturesque surroundings and vibrant community, offering a range of local amenities, parks, and schools nearby. This location is perfect for those who appreciate a blend of tranquillity and accessibility, with the beautiful coastline just a short distance away. The house has the added benefit of a garage to the rear with a space in front to park a vehicle. In summary, this attached house in Hazelwood Gardens is a wonderful opportunity for anyone looking to settle in a friendly neighbourhood. With its three bedrooms and inviting reception room, it promises a comfortable lifestyle in a sought-after area. Do not miss the chance to make this charming property your new home.









Floor 0 Building 1

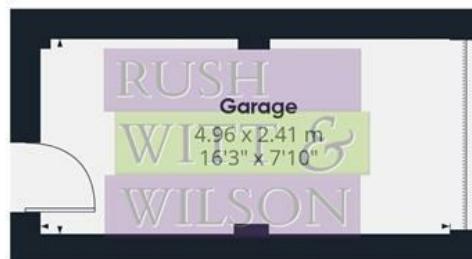


Floor 1 Building 1

Approximate total area⁽¹⁾

85.6 m²

920 ft²

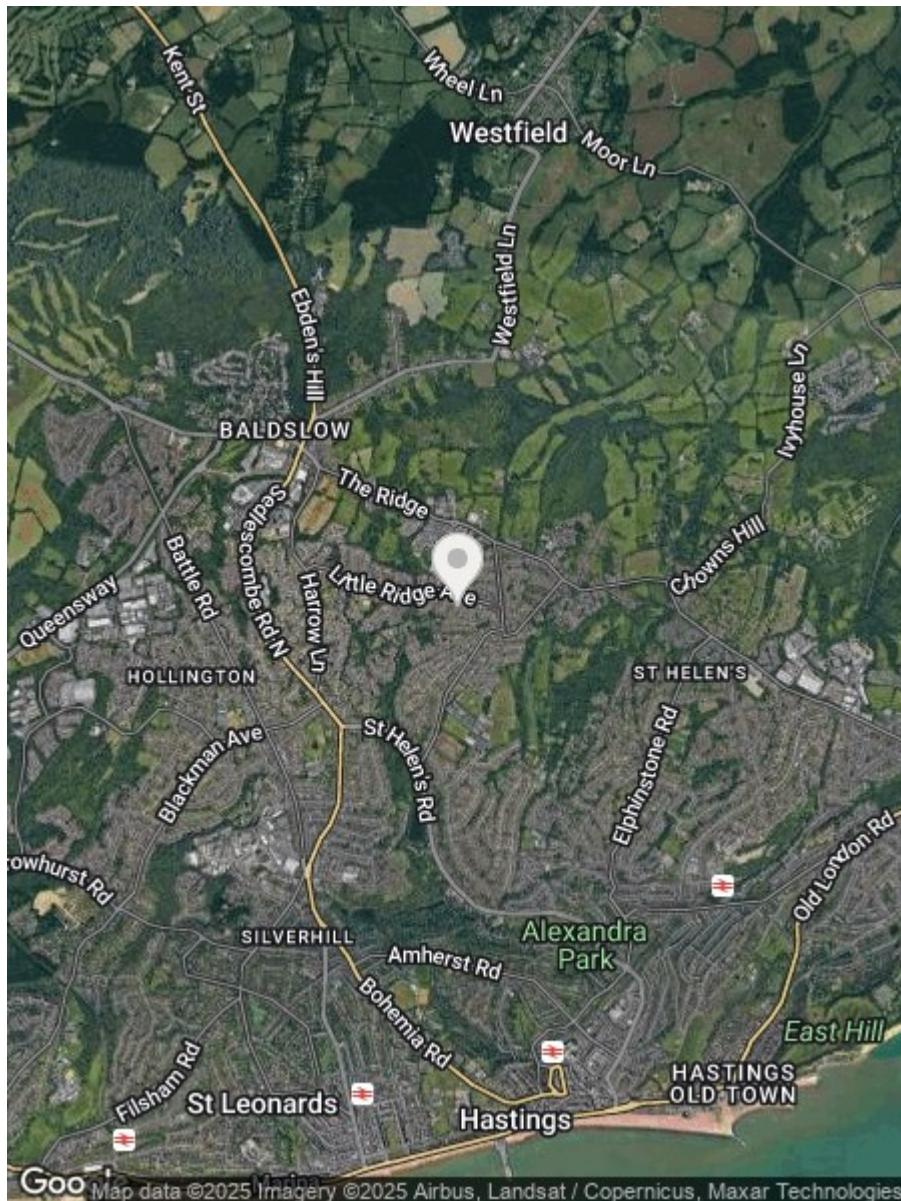


Floor 0 Building 2

(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.

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**Residential Estate Agents
Lettings & Property Management**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	
(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 - 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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**Rother House Havelock Road
Hastings
East Sussex
TN34 1BP**
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk