

**RUSH
WITT &
WILSON**



**7 Fairfax Avenue, St. Leonards-On-Sea, East Sussex TN37 7TD
£550,000**

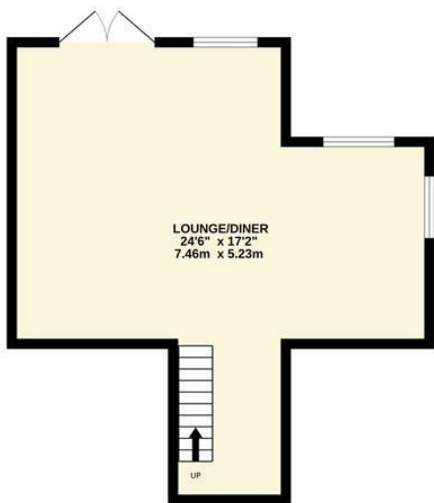
Rush Witt & Wilson welcome to the market this deceptively spacious and versatile detached property situated in a highly sought after location set between the market town of Battle and Hastings town centre. The well presented accommodation is arranged over three floors and offers a covered entrance, hallway, cloakroom/wc, kitchen/breakfast room, formal dining room enjoying far reaching views with access to the elevated balcony and a study/further bedroom. To the garden level there is a spacious reception room affording access to the rear garden. To the first floor a main bedroom with en-suite bathroom and walk in wardrobe, three further double bedrooms, utility room and a family bathroom/wc. Externally the property enjoys a generous driveway providing ample off road parking for multiple vehicles leading to a double garage and to the rear a level rear garden. The property affords far reaching views to its rear elevation. Viewings come highly recommended with vendors appointed agents Rush Witt & Wilson.







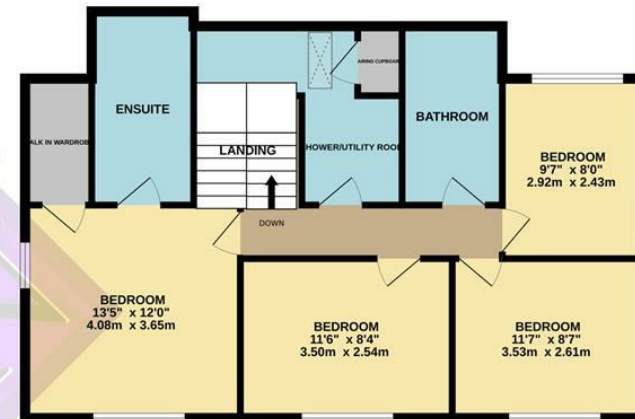
GARDEN LEVEL



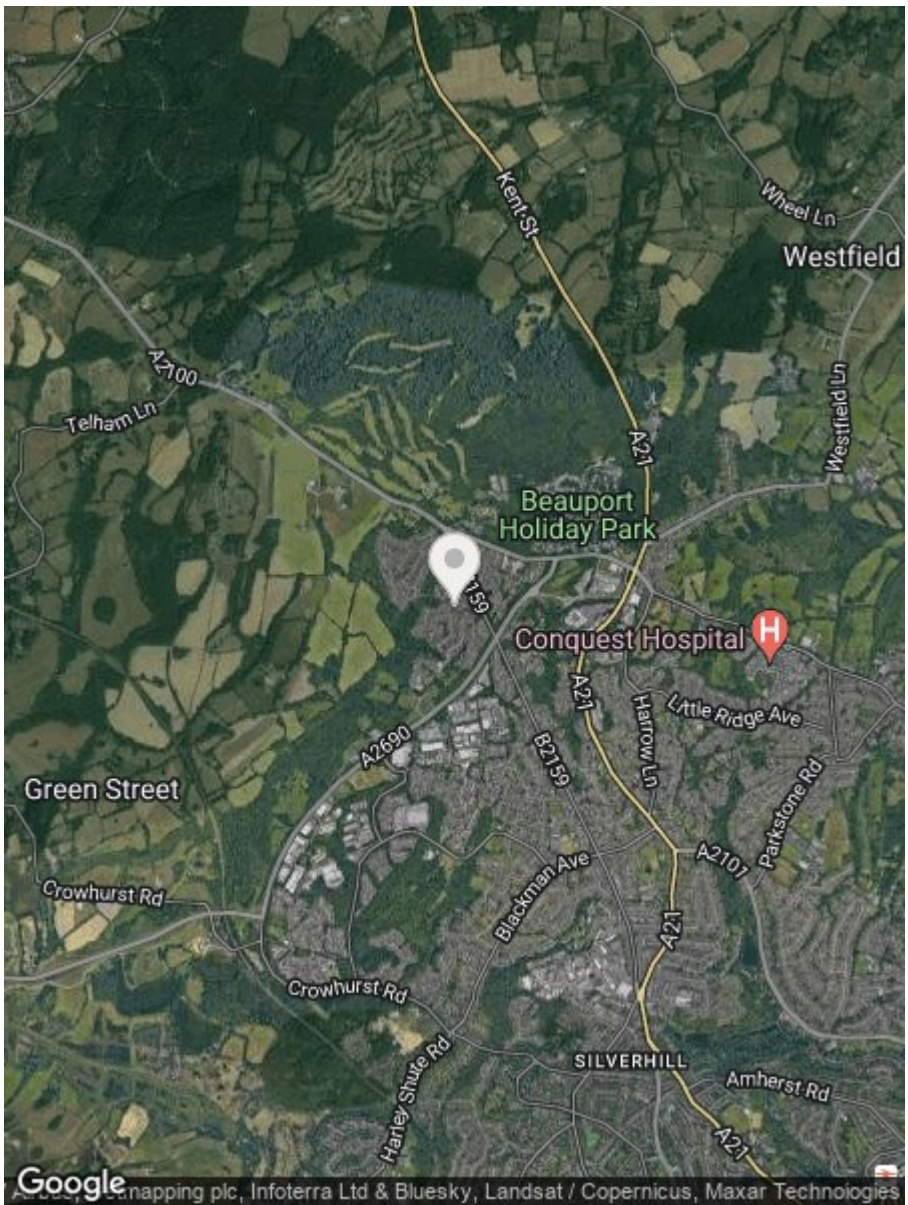
GROUND FLOOR





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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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 	

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