

**RUSH  
WITT &  
WILSON**



RUSH  
WITT &

**1 Battle Crescent, St. Leonards-On-Sea, TN37 7AW**  
**£280,000 - £300,000**

A fantastic opportunity to acquire this 1930s three-bedroom semi-detached home, offering generous living space, excellent outside space and huge potential to modernise and add value. Set back from the road with a long private driveway providing ample off-road parking, the property also benefits from a front garden, detached garage and a level rear garden ideal for families, entertaining or future landscaping plans. Internally, the accommodation comprises an entrance hall leading to a bay-fronted living room, separate dining room opening through to a conservatory overlooking the rear garden, and a fitted kitchen. To the first floor are three well-proportioned bedrooms and a family bathroom suite. The property has double glazing and gas central heating, however it would benefit from updating and modernisation, it offers the perfect canvas for buyers looking to create a long-term family home in a well-established residential location. The area is particularly popular with families, being within easy reach of well-regarded local schools, everyday shopping facilities and supermarkets. There are convenient bus routes providing direct access into the town centre, making commuting and day-to-day travel straightforward. Homes of this style and position continue to prove popular due to their character, space and future potential. Viewing is highly recommended to fully appreciate the opportunity on offer.

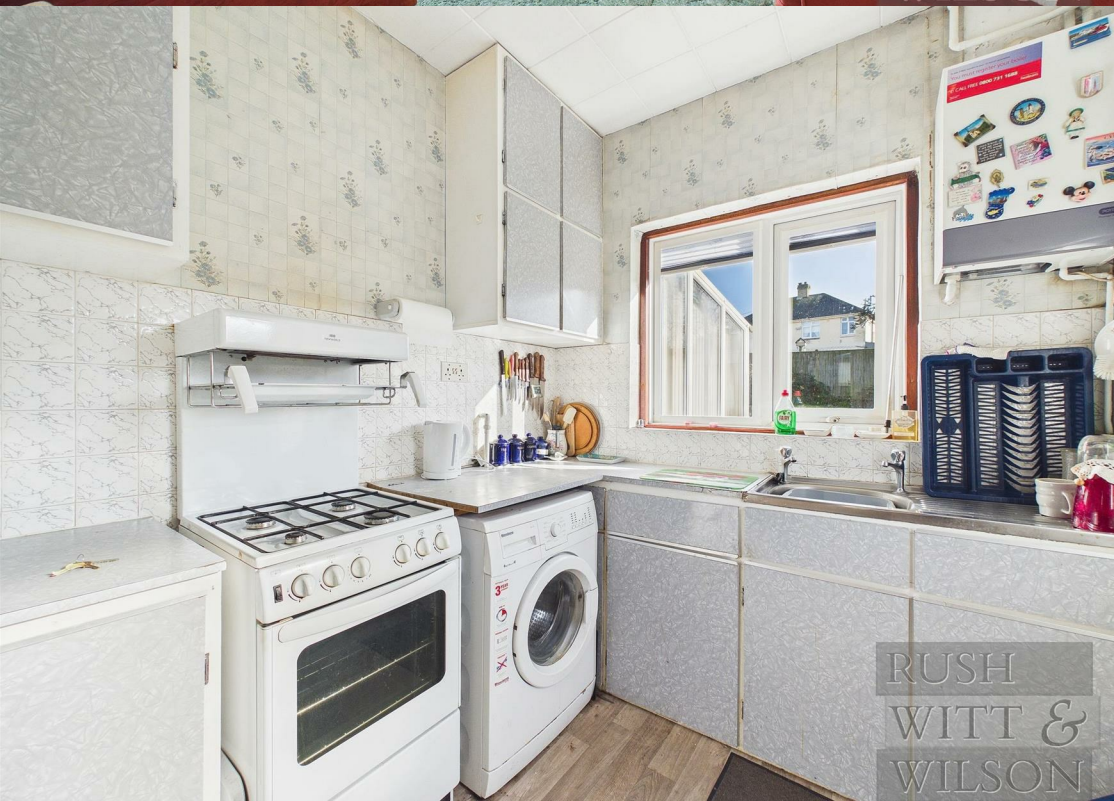




RUSH  
WITT &  
WILSON



RUSH  
WITT &  
WILSON

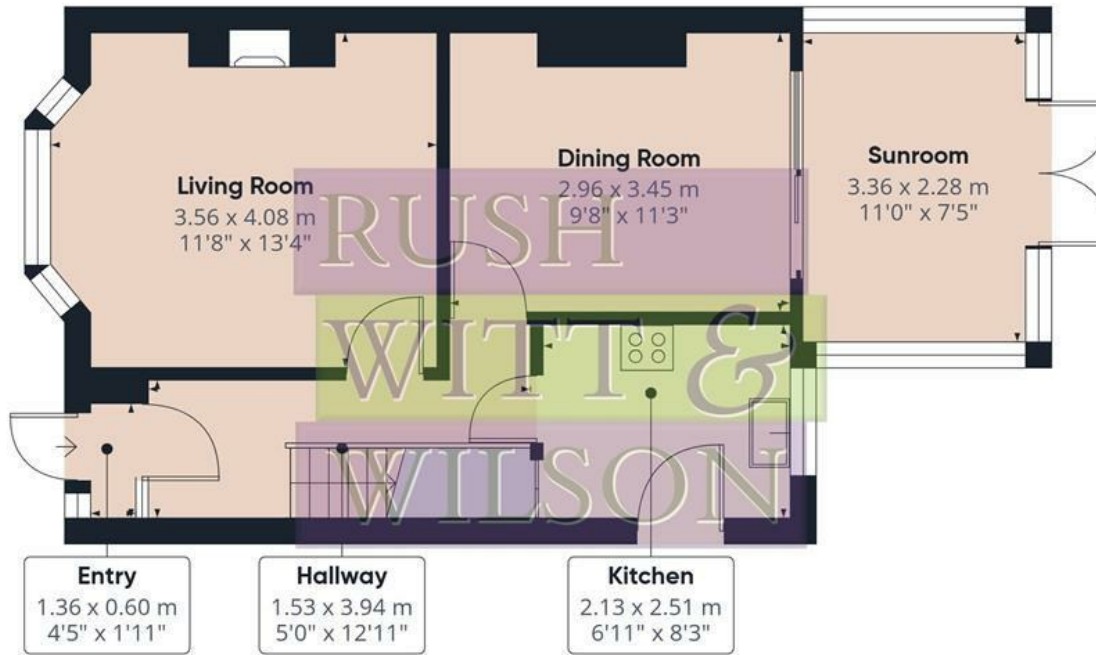


RUSH  
WITT &  
WILSON



RUSH  
WITT &  
WILSON





Floor 0



Floor 1



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

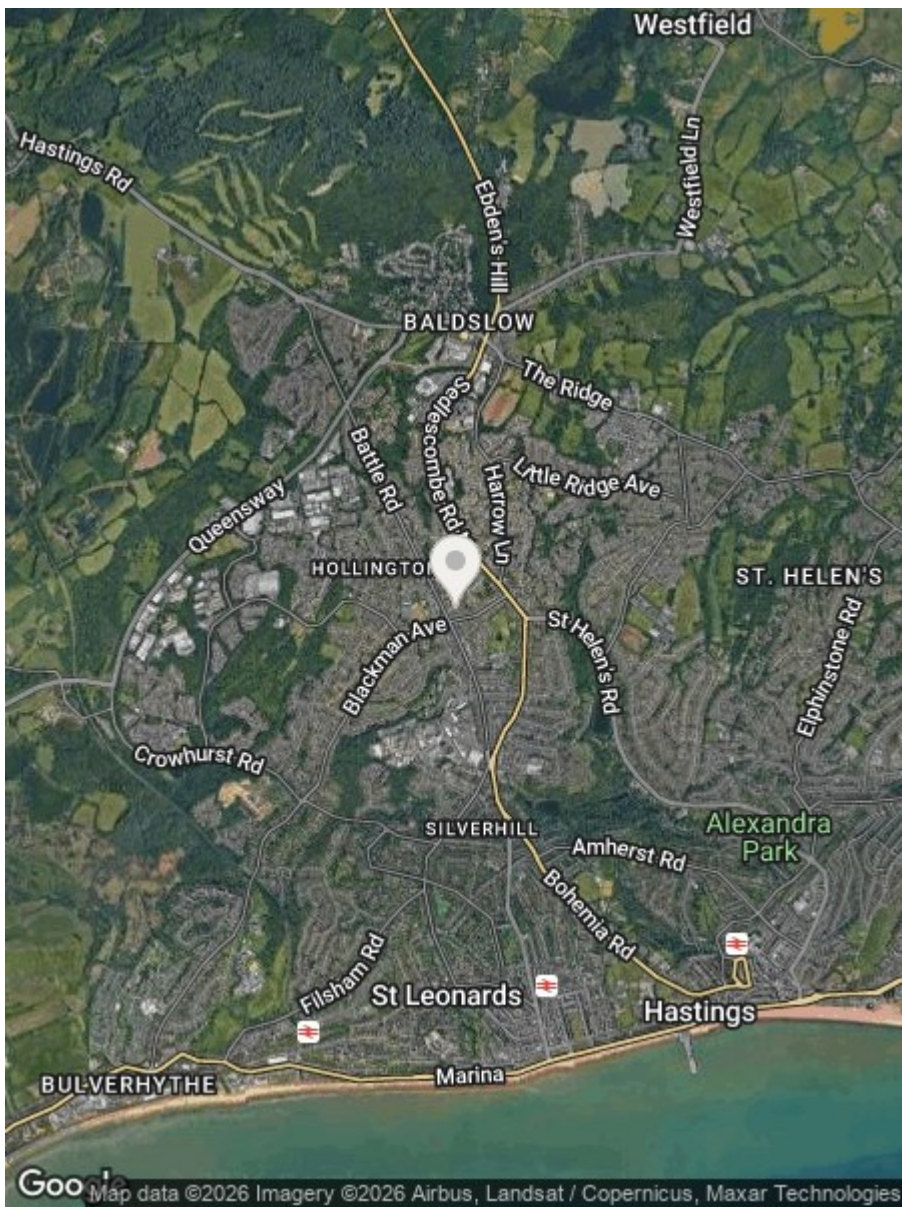
77.3 m<sup>2</sup>


831 ft<sup>2</sup>


(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.

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>		
(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		
	65	76
<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:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**Rother House Havelock Road  
Hastings  
East Sussex  
TN34 1BP  
Tel: 01424 442443  
hastings@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**