

**RUSH
WITT &
WILSON**



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7 Harvest Way, St. Leonards-On-Sea, TN37 7SL
£290,000

This delightful two bedroom end terraced home presents an excellent opportunity for first-time buyers. The property boasts a well-proportioned reception room that invites relaxation and social gatherings with the kitchen positioned to the frontal aspect. The two bedrooms offer a peaceful retreat, ideal for rest and rejuvenation. The bathroom is conveniently located, ensuring practicality for everyday living. One of the standout features of this home is the low-maintenance rear garden, perfect for enjoying the outdoors without the burden of extensive upkeep.

Additionally, the property comes with a garage with parking for two cars, a valuable asset in this desirable location. This home is ready for you to move in and make it your own. Situated in the Little Ridge area, you will benefit from a tranquil environment while still being close to local amenities and transport links. This property is a wonderful opportunity to step onto the property ladder in a sought-after area. Do not miss your chance to view this charming home.

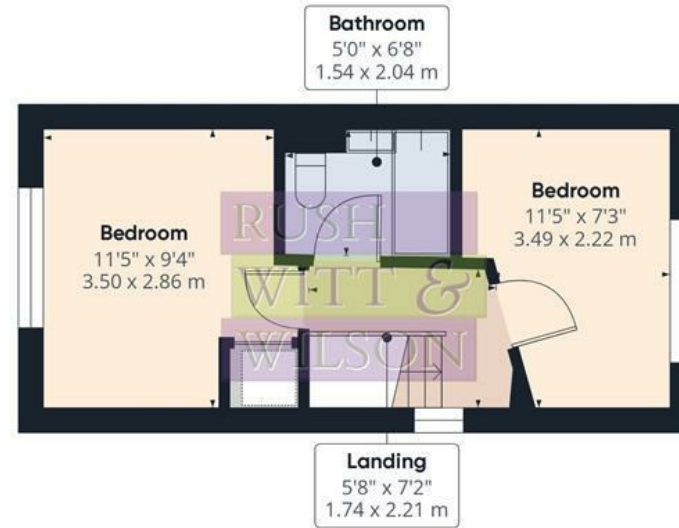








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

712.48 ft²
66.19 m²

Reduced headroom

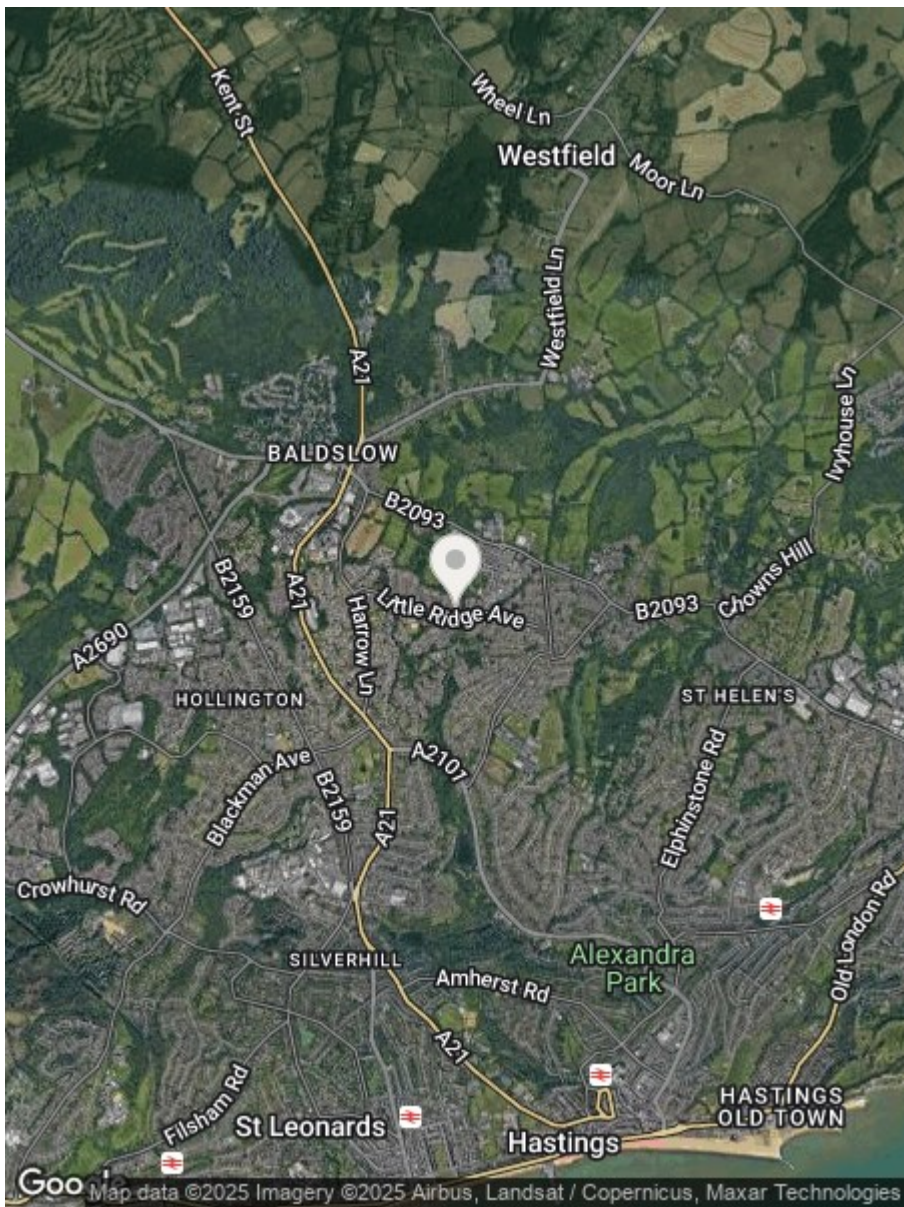
14.95 ft²
1.39 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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