

**RUSH  
WITT &  
WILSON**

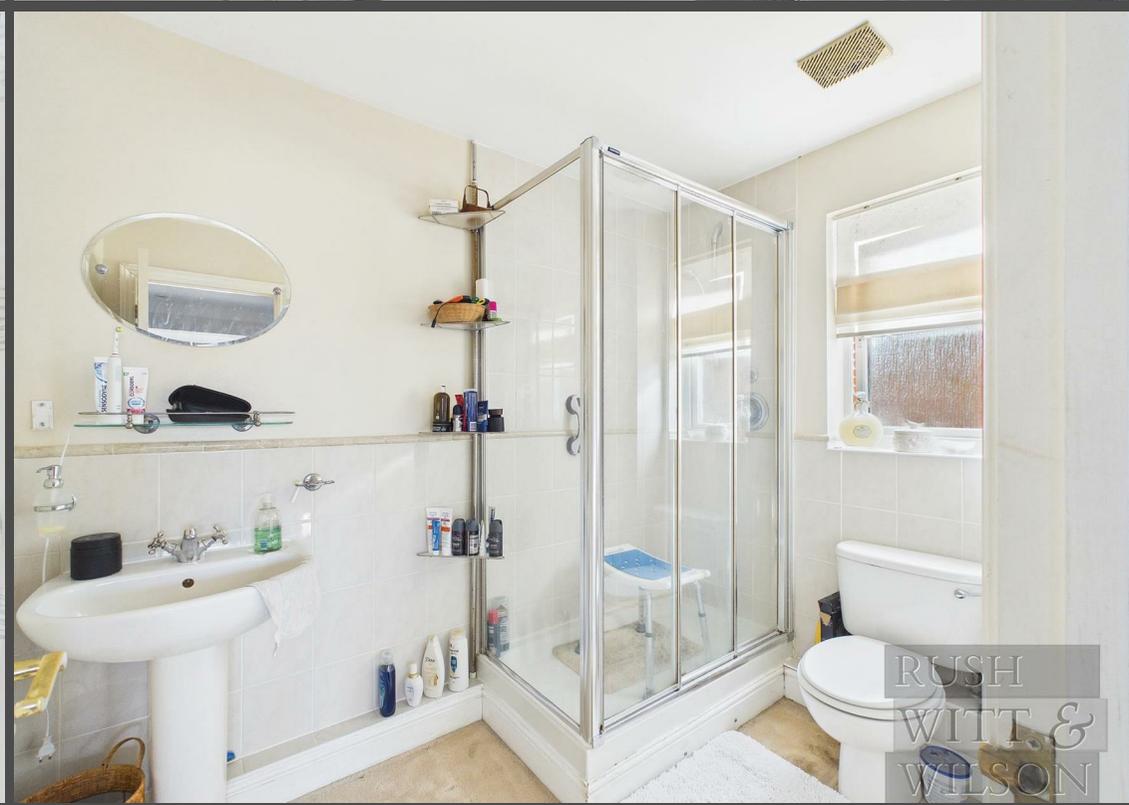
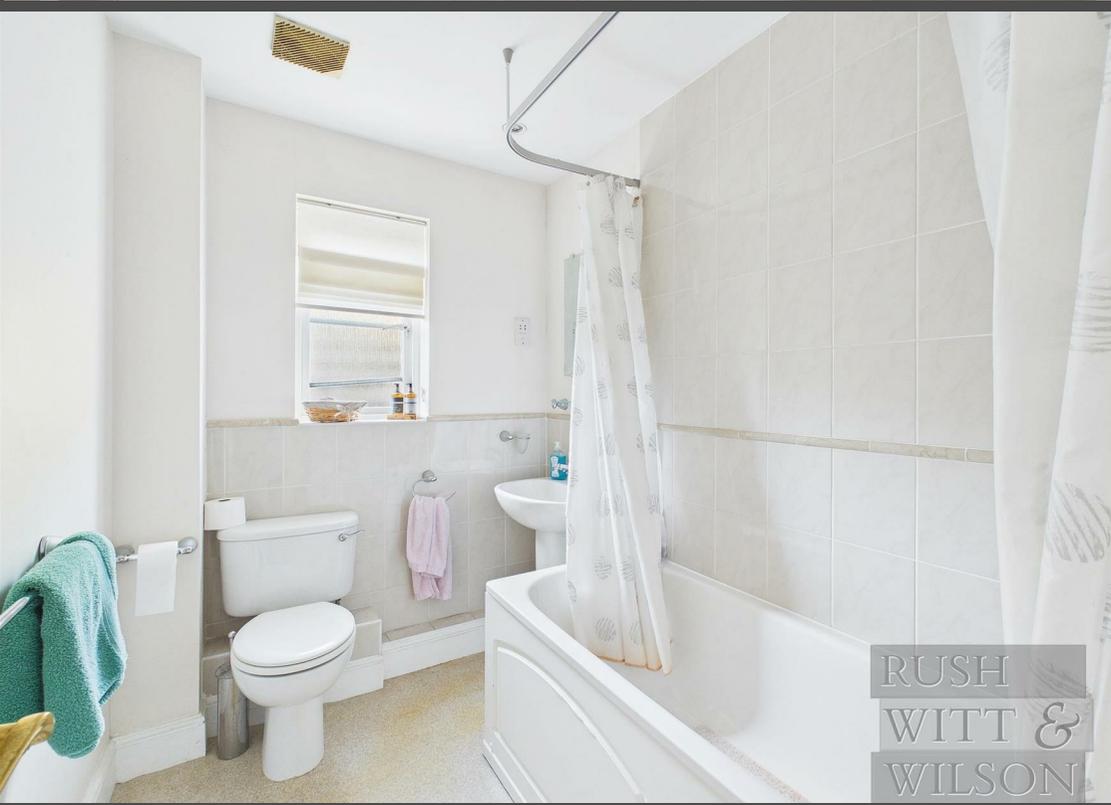


**7 Fen Court, St. Leonards-On-Sea, TN38 9TT  
Offers In The Region Of £499,950 Freehold**

Nestled in the desirable Fen Court, this bright and spacious detached family home is a true gem. Boasting four well-proportioned bedrooms and three bathrooms, this property is perfect for families seeking comfort and convenience. The house is situated within an exclusive development, offering a peaceful retreat while still being within walking distance of local shops, primary and secondary schools, the beach, and West St. Leonards railway station. As you enter the home, you are greeted by a large living room located at the rear, creating a warm and inviting atmosphere. The separate dining room provides ample space for family gatherings and entertaining guests. The fitted kitchen, with its side access, offers generous storage and worktop space, making it a practical hub for daily life. On the first floor, you will find four spacious bedrooms, including a principal bedroom that features an en-suite shower room and built-in wardrobes, ensuring privacy and convenience. The family bathroom serves the other bedrooms, providing ample facilities for the household. Externally, the property benefits from a charming rear garden, complete with a patio area ideal for al-fresco dining. The expansive lawn and handy storage shed add to the outdoor appeal. At the front, a driveway accommodates parking and leads to an integral garage. Being sold with no onward chain, this fantastic property represents an excellent opportunity for those seeking a perfect family home in a sought-after location. Do not miss the chance to make this delightful residence your own.









**Floor 0**

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

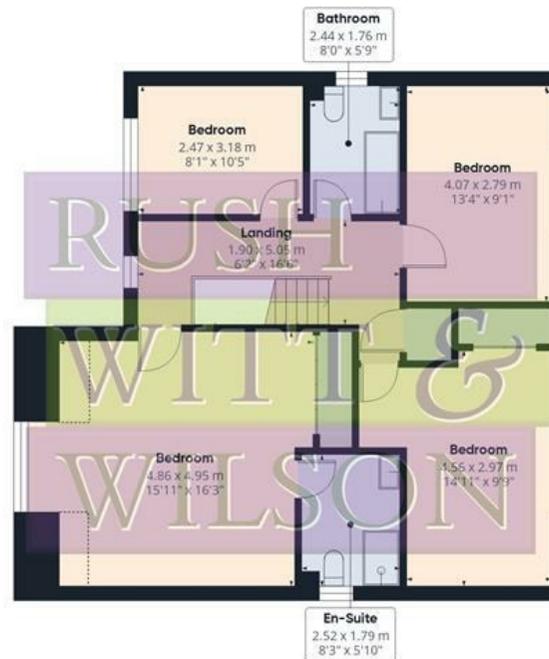
162.6 m<sup>2</sup>

1750 ft<sup>2</sup>

**Reduced headroom**

1.6 m<sup>2</sup>

17 ft<sup>2</sup>



**Floor 1**

(1) Excluding balconies and terraces

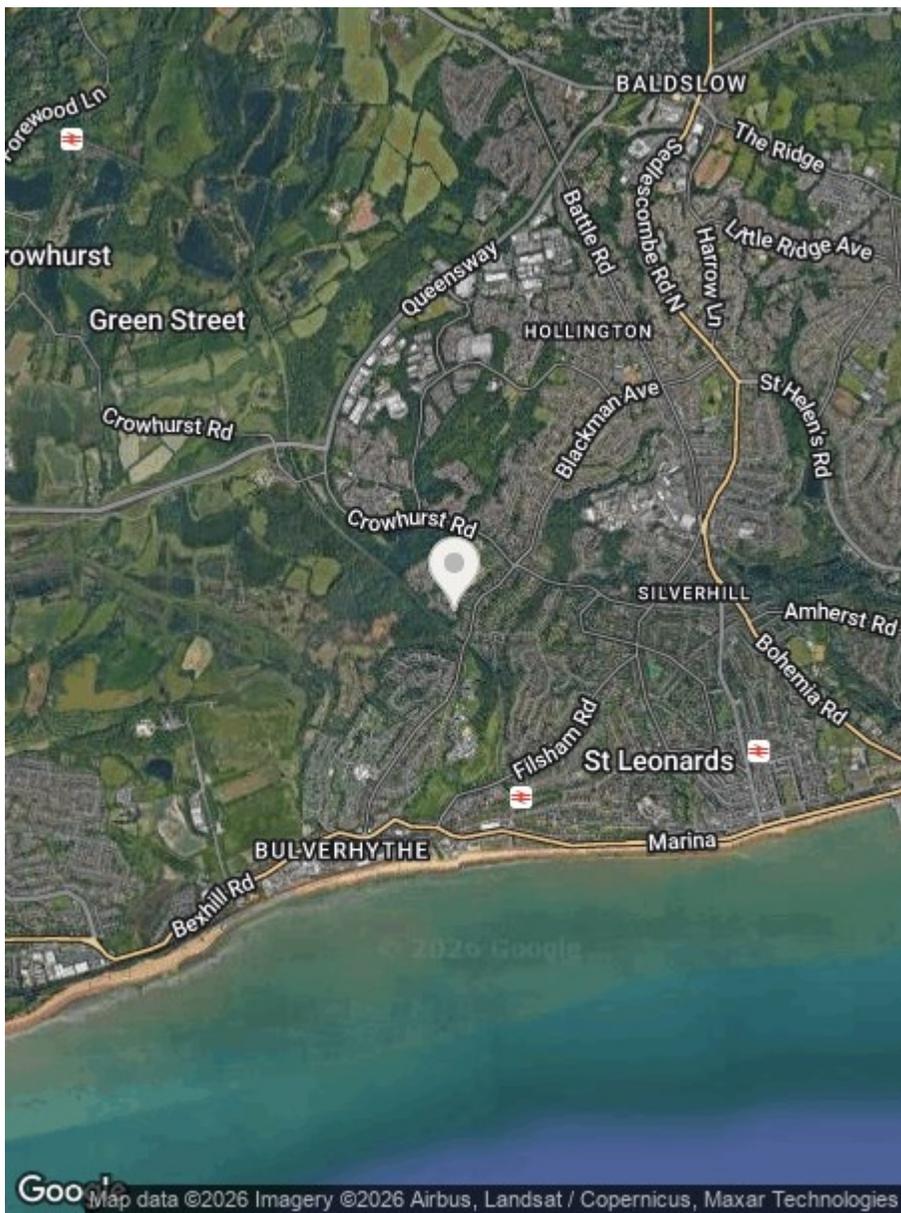
Reduced headroom

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

Council Tax Band - E

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).
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4. VAT: The VAT position relating to the property may change without notice.
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