

**RUSH  
WITT &  
WILSON**

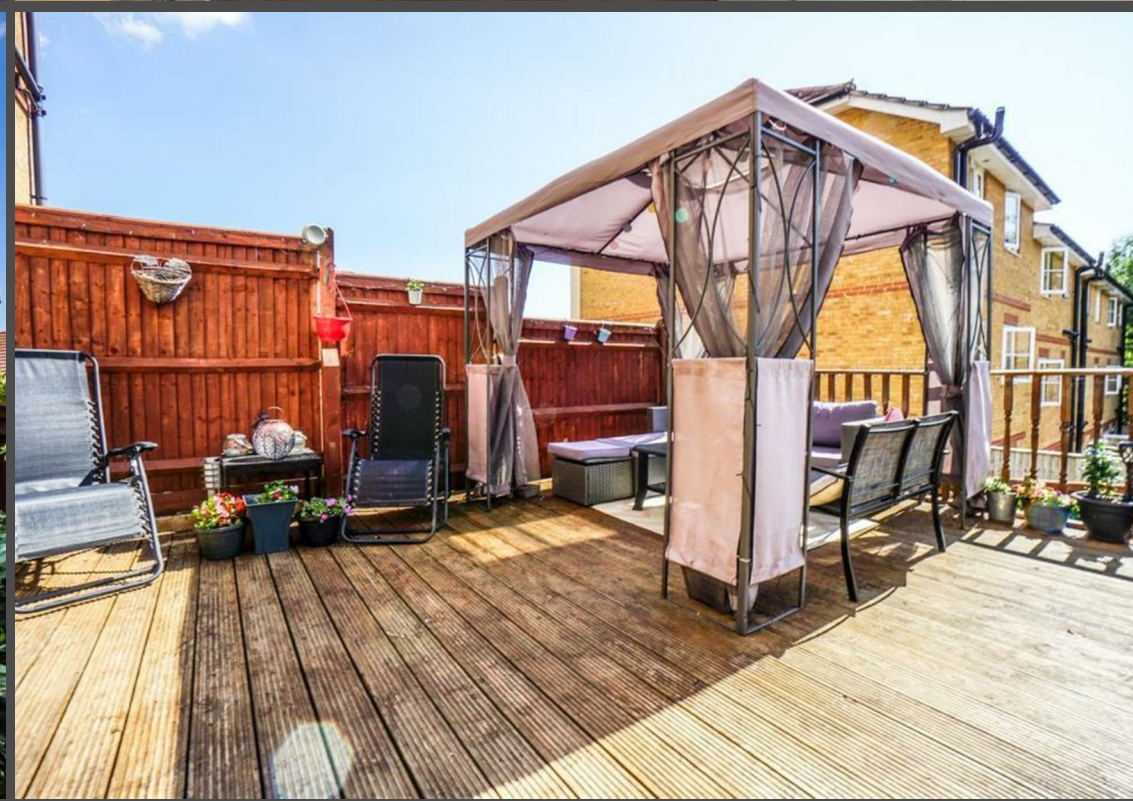


**24 Etchingam Drive, St. Leonards-On-Sea, East Sussex TN38 9AB  
£375,000**

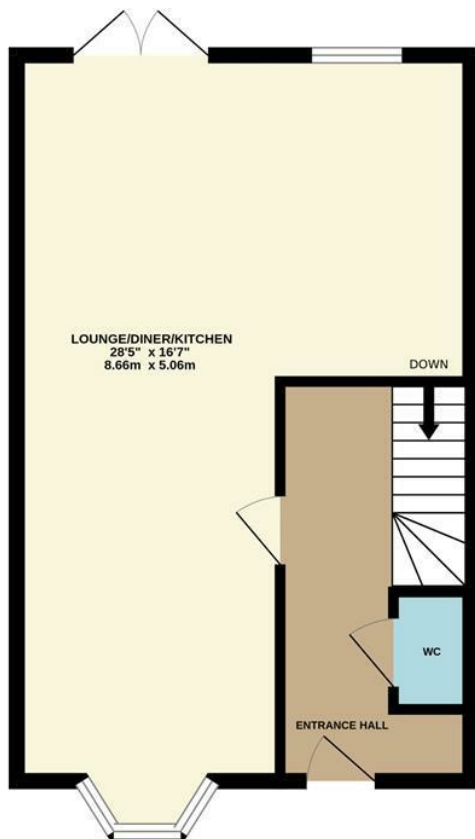
Being offered to the market in good order throughout is this four/five-bedroom three storey spacious modern town house, offering adaptable accommodation throughout and being ideally located in this sought after and quiet cul-de-sac within proximity of schooling, bus routes and Tesco superstore. Boasting an entrance hall with cloakroom, 28ft open plan lounge with French doors to the garden, dining room and modern fitted kitchen to the ground floor, whereas to the first floor is a further sitting room/bedroom with French doors leading to Juliette balconies, master bedroom with an en-suite shower room and to the upper floor there are three further bedrooms and a modern three piece bathroom suite. Outside to the rear is a private tiered garden with an area of raised decking and artificial lawn and comes with the benefits of off street parking and a garage.



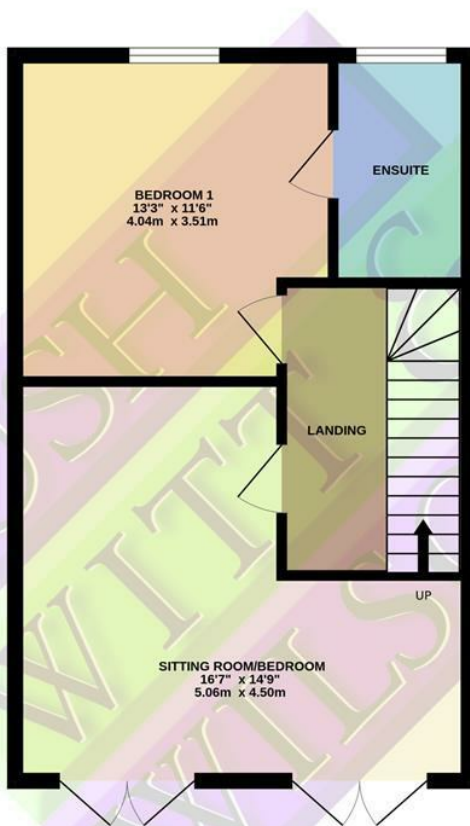




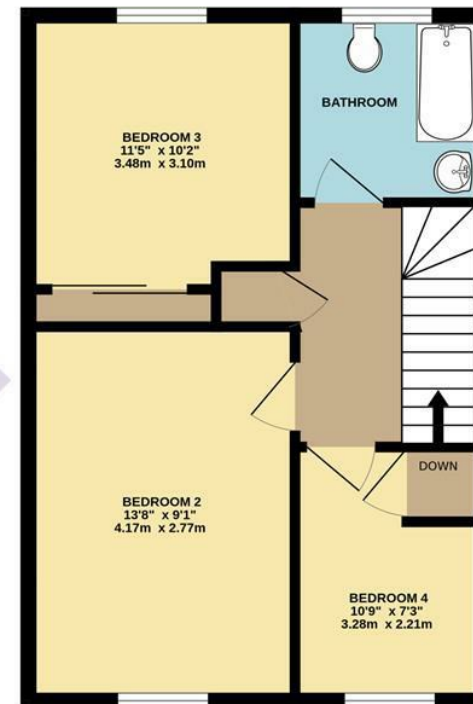
GROUND FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



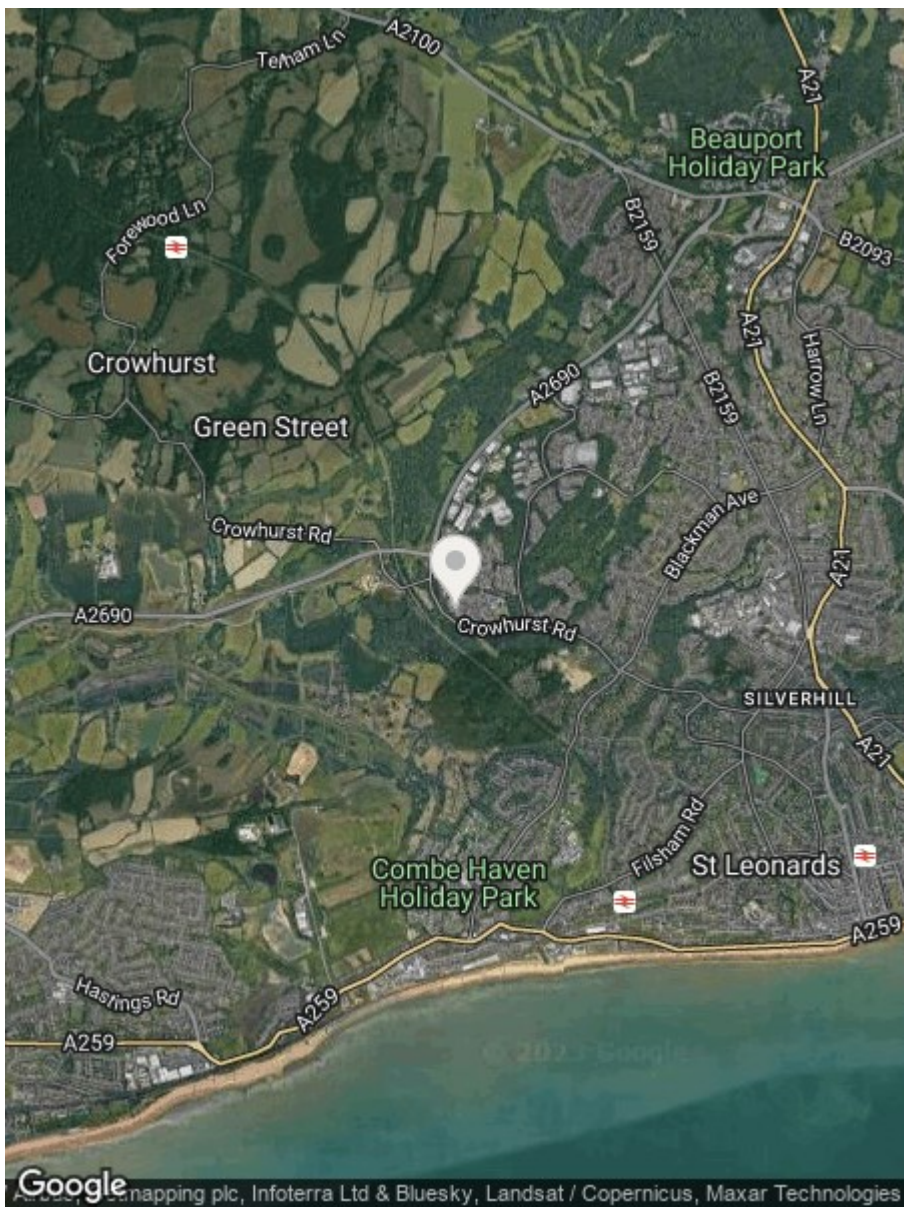
2ND FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 1306 sq.ft. (121.4 sq.m.) approx.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>	<b>80</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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