

**RUSH
WITT &
WILSON**



**34 St. Margarets Road, St. Leonards-On-Sea, East Sussex TN37 6EH
£750,000**

Boasting spacious accommodation over three floors is this double fronted family home being ideally located within walking distance of Hastings Town Centre, mainline railway station and the seafront. Accessed via the front door the property boasts an entrance hall, cloakroom, full length lounge with access to a terrace, kitchen, dining room and study to the ground floor, where as to the first floor is the master bedroom with a three piece en-suite bathroom, three further bedrooms and a spacious family bathroom which enjoys sea views. Outside to the front is hardstanding providing off road parking and access to the garage which is currently being used as a further room with access to a shower room, steps then lead down to the main area of garden with an area of lawn and mature plants and access to a boiler room, artist studio and further brick built shed/garden room and side access.





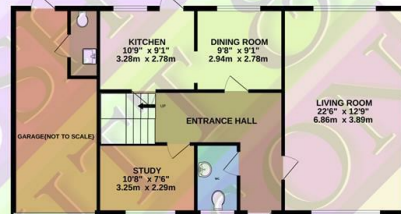




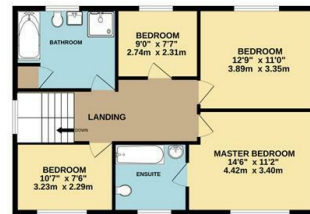
GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR
978 sq.ft. (90.8 sq.m.) approx.

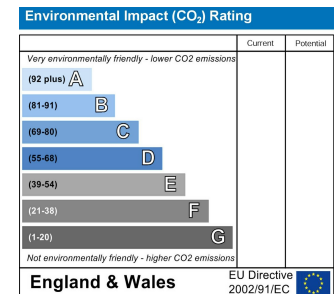
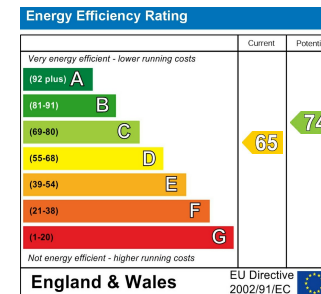
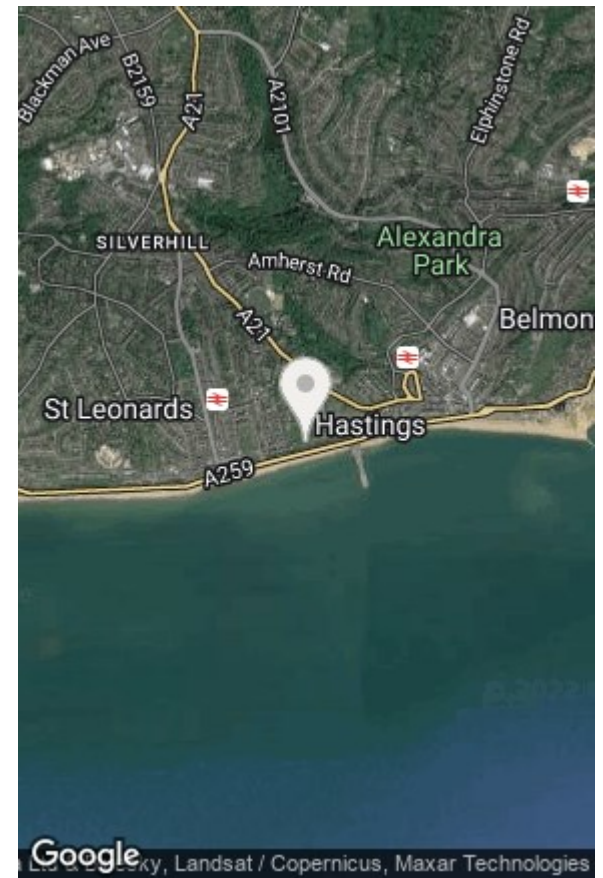


2ND FLOOR
762 sq.ft. (70.8 sq.m.) approx.



TOTAL FLOOR AREA: 2262 sq.ft. (210.1 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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