RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

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# 38 Boscobel Road,
# St. Leonards-On-Sea, TN38 0LX
# £475,000

Nestled on the charming Boscobel Road in St. Leonards-On-Sea, this delightful detached house, built in 1932, offers a perfect blend of character. With four spacious bedrooms, this property is ideal for families seeking comfort and convenience. The two generous reception rooms provide ample space for relaxation and entertaining, making it a wonderful home for gatherings with friends and family. One of the standout features of this residence is its prime location. Just a short stroll away, you will find the beautiful sea front, perfect for leisurely walks and enjoying the coastal scenery. The surrounding area boasts a vibrant community with local shops, cafes, and amenities, ensuring that everything you need is within easy reach. This property presents a fantastic opportunity for those looking to settle in a picturesque seaside town. Whether you are a growing family or simply seeking a peaceful retreat, this home on Boscobel Road is sure to impress. Don't miss the chance to make this lovely house your new home.

**Hallway**
12'5 x 10'11 (3.78m x 3.33m)

**Living Room**
17'5 x 11'11 (5.31m x 3.63m)

**Dining Room**
14'5 x 11'11 (4.39m x 3.63m)

**Kitchen**
12'10 x 10'11 (3.91m x 3.33m)

**Inner Hallway**
4'11 x 2'11 (1.50m x 0.89m)

**Utility Room**
5' x 4'4 (1.52m x 1.32m)

**Cloakroom/WC**
4'11 x 3' (1.50m x 0.91m)

**Conservatory**
7'1 x 8'4 (2.16m x 2.54m)

**First Floor**

**Landing**
16'3 x 3' (4.95m x 0.91m)

**Bedroom**
17'2 x 11'10 (5.23m x 3.61m)

**Bedroom**
14'5 x 10'2 (4.39m x 3.10m)

**Bedroom**
9'4 x 10'11 (2.84m x 3.33m)

**Bedroom**
6'1 x 10'10 (1.85m x 3.30m)

**Shower Room**
4'9 x 7'6 (1.45m x 2.29m)

**Separate WC**
2'11 x 4'6 (0.89m x 1.37m)

**Agents Note**
Council Tax Band - D

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:

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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.

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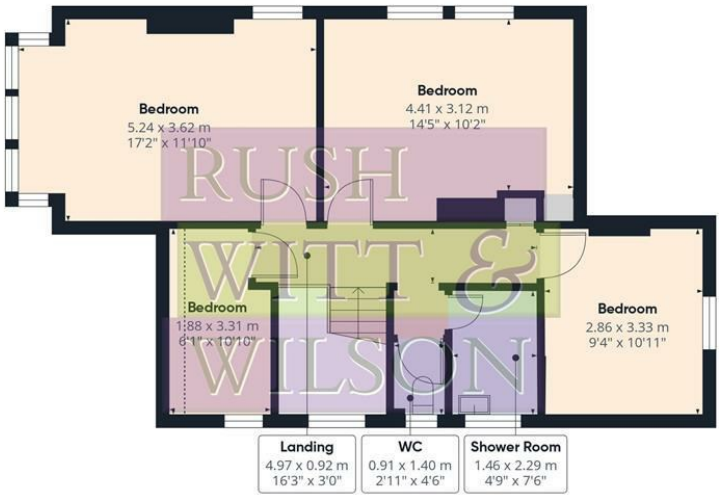
Floor 0




Floor 1

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**Approximate total area**(1)

130 m²

1400 ft²

**Reduced headroom**

0.8 m²

9 ft²

(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.

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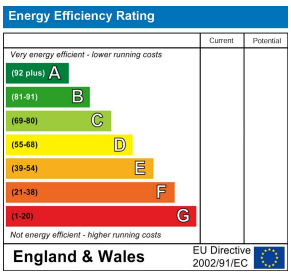


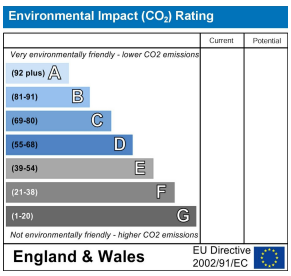


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