

**RUSH
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**4 Warren Close, St. Leonards-On-Sea, East Sussex TN38 8DT
Offers In The Region Of £260,000 Freehold**

Nestled in the charming area of Warren Close, this delightful attached house presents an excellent opportunity for first-time buyers. The property boasts two well-proportioned bedrooms and a modern bathroom, conveniently located on the top floor, ensuring privacy and comfort. On the ground floor, you will find a welcoming reception room that flows seamlessly into a functional kitchen, creating a perfect space for both relaxation and entertaining. The living area opens out to a lovely rear garden, ideal for enjoying the outdoors or hosting gatherings with family and friends. One of the standout features of this property is the impressive garden shed, providing ample storage or the potential for a creative workspace. The garden itself offers far-reaching views, adding to the tranquil atmosphere of the home. Parking is a breeze with space for two vehicles, including double parking at the front aspect, making it convenient for residents and guests alike. This property is not just a house; it is a wonderful place to call home, combining comfort, practicality, and a picturesque setting. With its appealing features and prime location, this residence is sure to attract those looking to embark on their homeownership journey. Don't miss the chance to make this charming property your own.









Floor 0



Floor 1

Approximate total area⁽¹⁾

57 m²

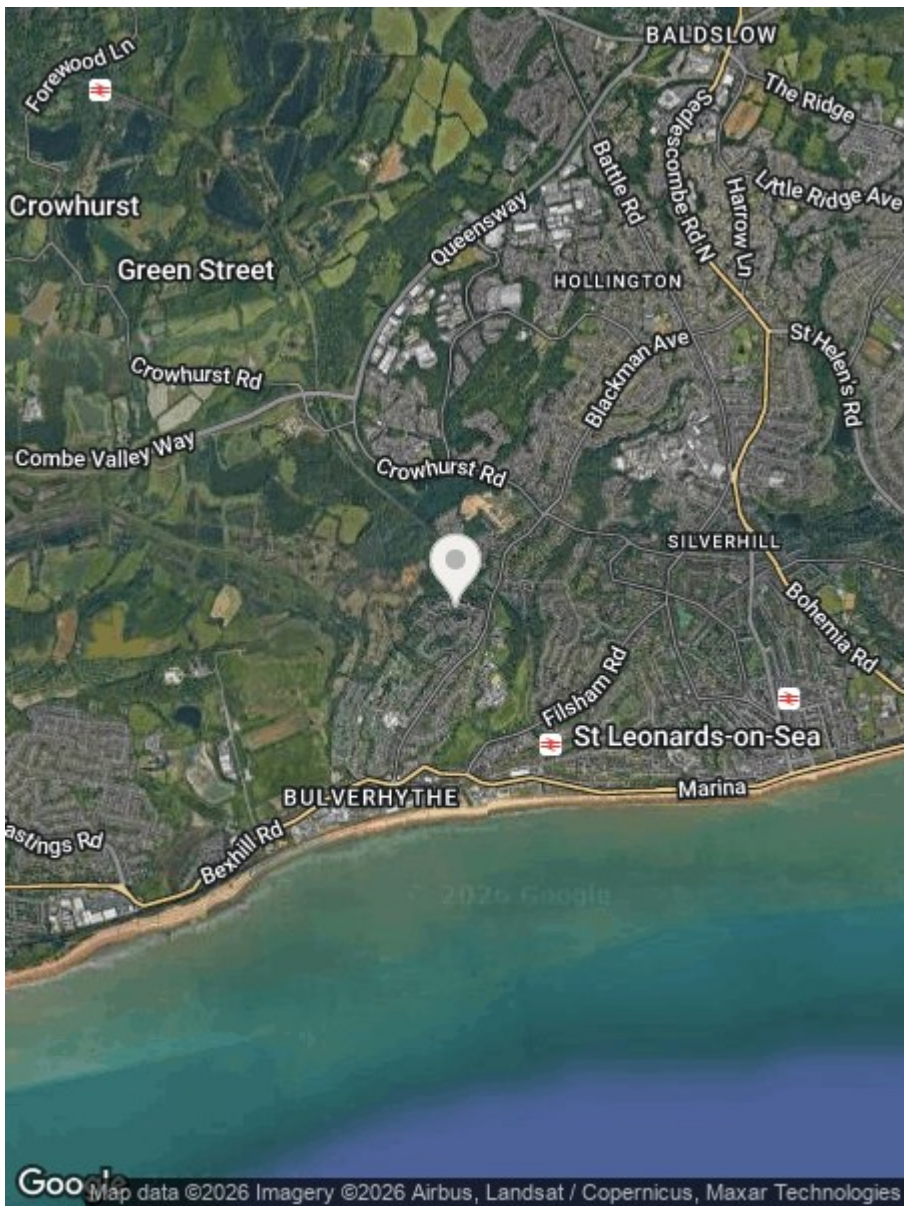
612 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - B

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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