

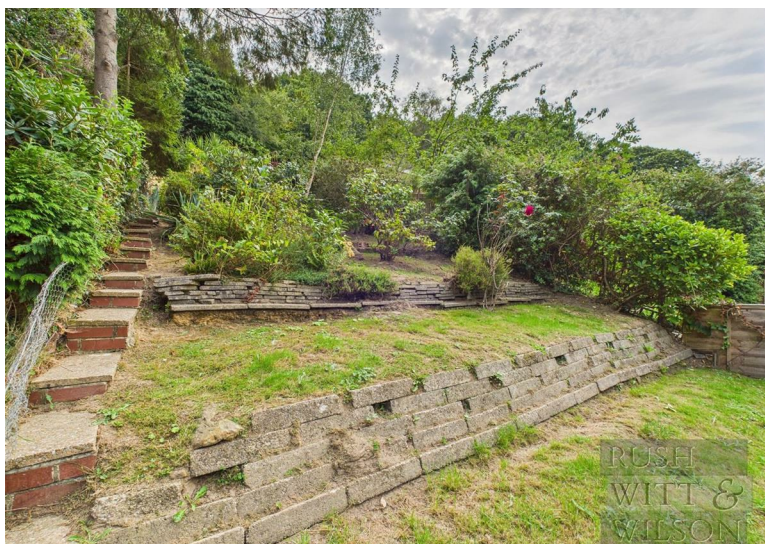
**RUSH
WITT &
WILSON**



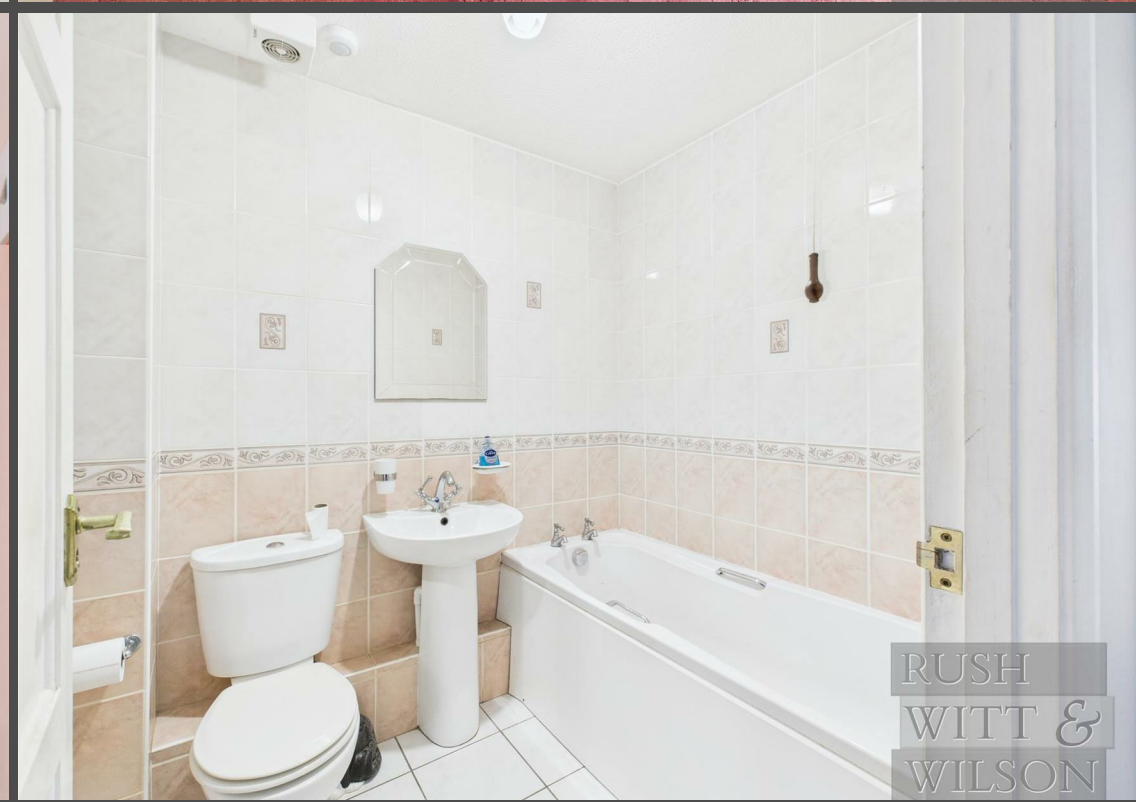
RUSH
WITT &

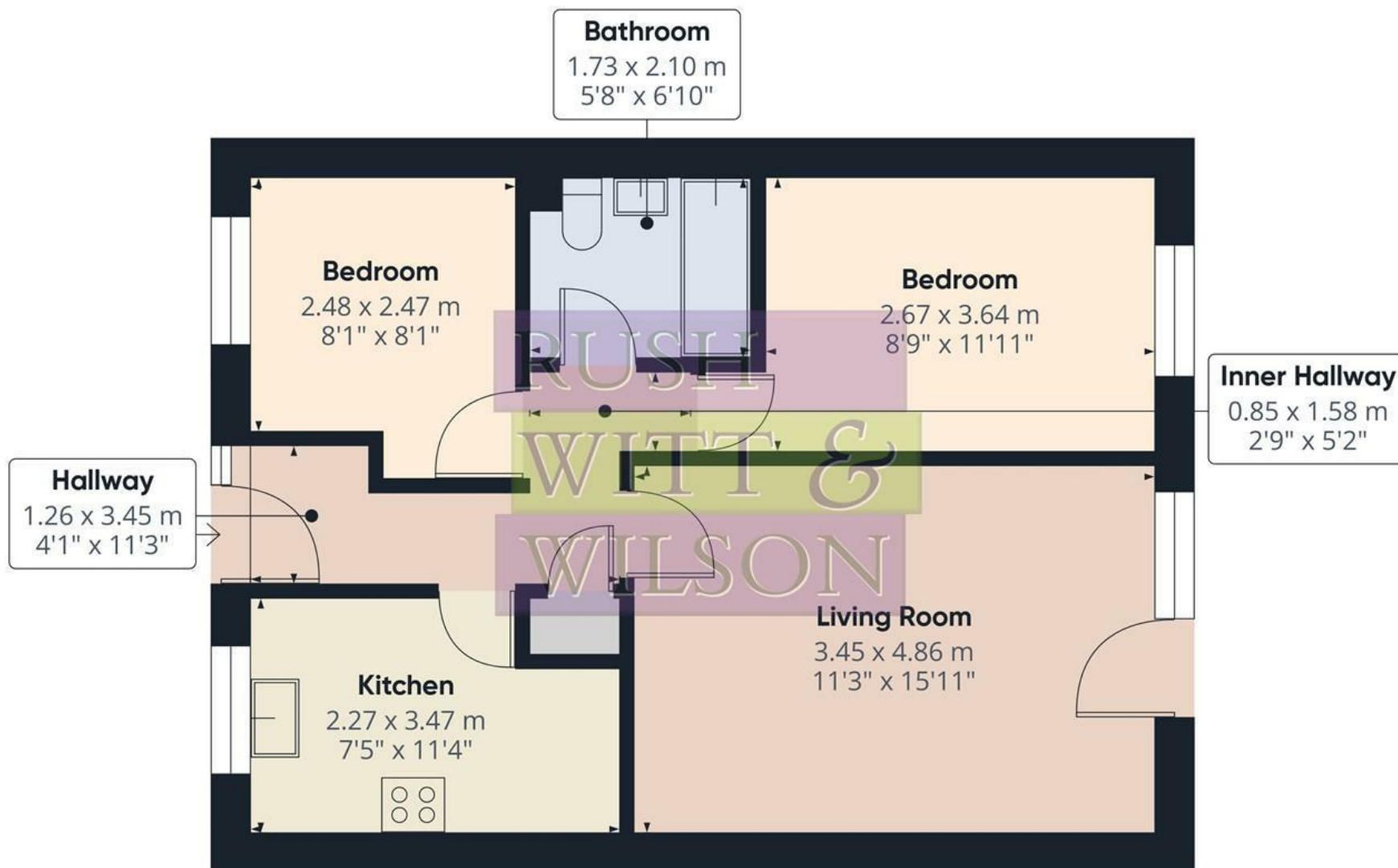
40 Arbourvale, St Leonards-On-Sea, TN38 0XY
Offers In Excess Of £220,000 Freehold

Nestled in the charming area of Arbourvale, St Leonards-On-Sea, this delightful two-bedroom mid-terraced bungalow presents an excellent opportunity for both first-time buyers and those looking to downsize. The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests. The two bedrooms offer comfortable living spaces, ideal for a small family or as guest rooms. The bathroom is conveniently located, ensuring ease of access for all residents. One of the standout features of this home is the level drive, providing parking for one vehicle, a valuable asset in this popular residential location. The tiered rear garden presents a wonderful opportunity for gardening enthusiasts or those who simply wish to enjoy outdoor space. With potential to improve, this property invites you to add your personal touch and create a home that reflects your style and needs. Being chain-free, this bungalow allows for a smooth and straightforward purchase process, making it an attractive option for those eager to move in without delay. The surrounding area is well-regarded, offering a friendly community atmosphere and convenient access to local amenities. In summary, this mid-terraced bungalow in Arbourvale is a fantastic opportunity to secure a home in a desirable location, with the potential for enhancement and a lovely outdoor space to enjoy. Don't miss your chance to view this property and envision the possibilities it holds.









Approximate total area⁽¹⁾

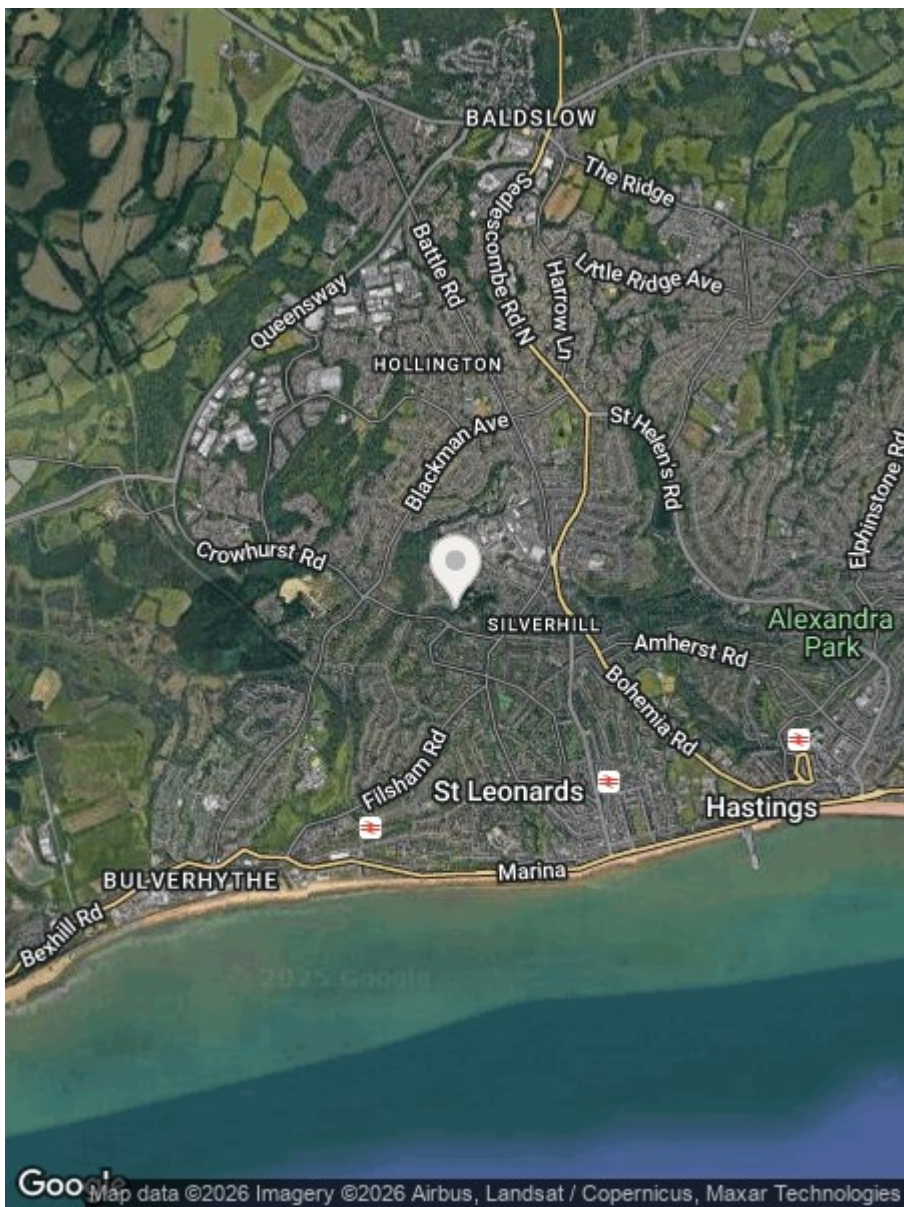
50.3 m²


542 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		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(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 

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – B

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk**