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**12 Little Ridge Avenue, St Leonards On Sea, East Sussex TN37 7LS**  
**Guide Price £220,000 - £240,000 Freehold**

**\*\*\*GUIDE PRICE £220,000 - £240,000\*\*\*** Nestled on Little Ridge Avenue, this delightful two-bedroom mid-terraced house is an excellent opportunity for those seeking a comfortable and well-maintained home. Presented in good decorative order, the property boasts a warm and inviting atmosphere, enhanced by gas-fired central heating and double glazing throughout. Upon entering, you are welcomed into a spacious entrance hall that leads to a well-appointed kitchen, perfect for culinary enthusiasts. The living room offers a cosy space for relaxation and entertaining, making it an ideal setting for family gatherings or quiet evenings in. The two bedrooms are generously sized, providing ample space for rest and personalisation, while the bathroom features a convenient wc. One of the standout features of this property is the rear garden, which offers a private outdoor space for enjoying the fresh air or tending to your plants. Additionally, the property includes an allocated off-road car parking space, ensuring convenience for residents and visitors alike. This home is offered to the market chain-free, making it an attractive option for first-time buyers or those looking to downsize. With its desirable location and thoughtful amenities, this property is sure to appeal to a wide range of potential buyers.





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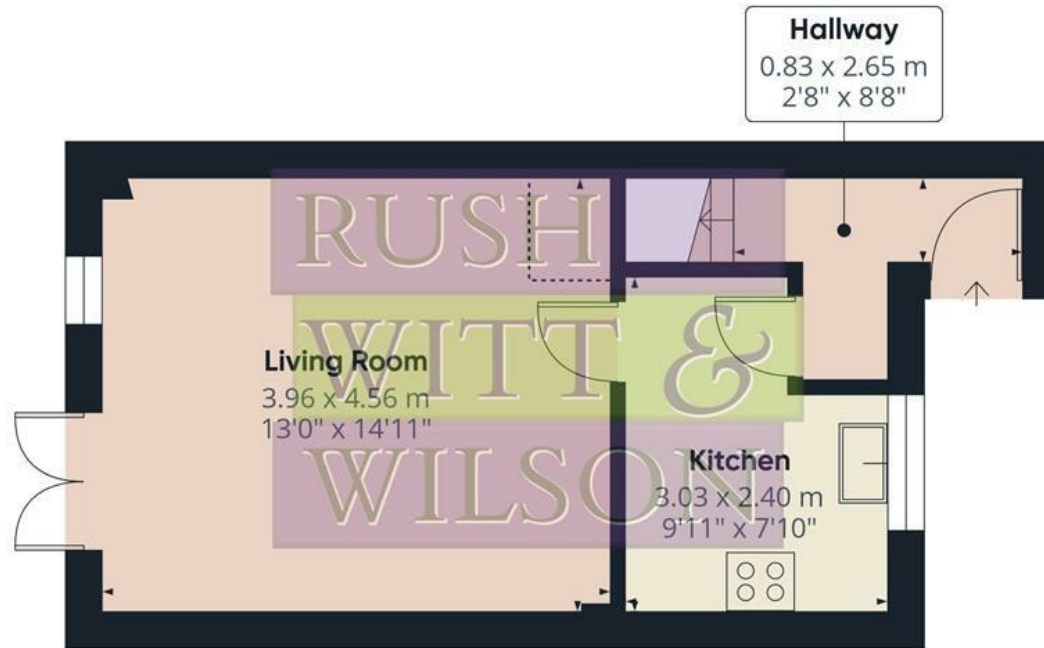
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Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

53 m<sup>2</sup>

572 ft<sup>2</sup>

**Reduced headroom**

0.7 m<sup>2</sup>

7 ft<sup>2</sup>

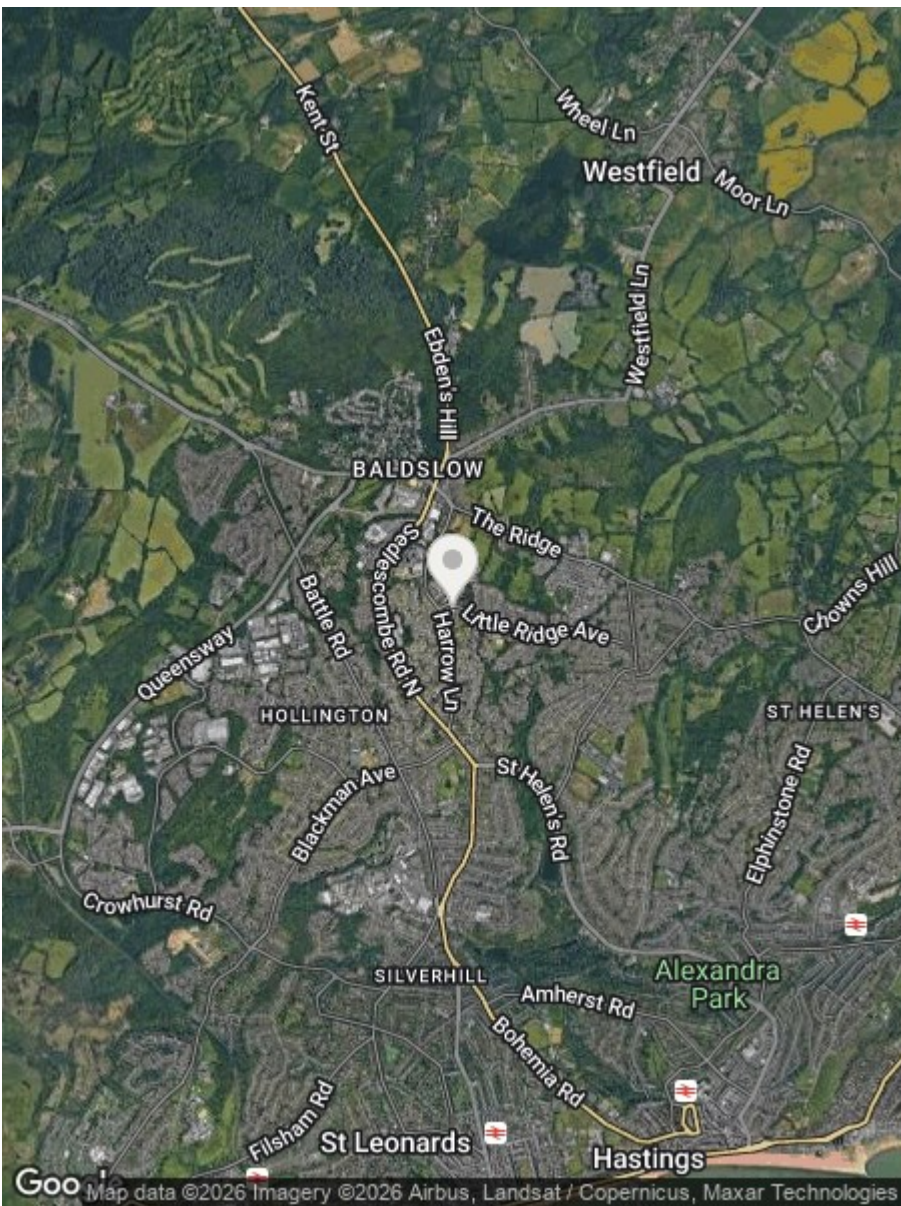
(1) Excluding balconies and terraces

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.

**GIRAFFE360**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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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**Residential Estate Agents  
Lettings & Property Management**



**Rother House Havelock Road  
Hastings  
East Sussex  
TN34 1BP  
Tel: 01424 442443  
[hastings@rushwittwilson.co.uk](mailto:hastings@rushwittwilson.co.uk)  
[www.rushwittwilson.co.uk](http://www.rushwittwilson.co.uk)**