

**RUSH  
WITT &  
WILSON**

**RUSH  
WITT &  
WILSON**  
FOR SALE  
rushwittwilson.co.uk



RUSH  
WITT &

**39 Wentworth Way, St. Leonards-On-Sea, TN38 0XG**  
**Guide Price £270,000 Freehold**

**\*\* Guide Price £270,000 - £280,000 \*\*** A beautifully extended two-bedroom semi-detached home, offering off-road parking and situated in a highly sought-after area of West St Leonards. Perfectly positioned within easy reach of well-regarded primary and secondary schools, local shops, and West St Leonards railway station, which provides direct links to London. The accommodation comprises a bright and welcoming dual-aspect living room at the front, while the rear of the property features a modern fitted kitchen and a separate dining room, ideal for entertaining. Upstairs, there are two well-proportioned bedrooms, with the main bedroom enjoying a pleasant front aspect, together with a contemporary shower room. Outside, the rear garden offers a decked seating area perfect for al fresco dining, leading to two tiered levels, while at the front, a private driveway provides convenient off-road parking. This fantastic home would make an ideal first-time purchase and is not to be missed.









**Floor 0**

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

59.8 m<sup>2</sup>

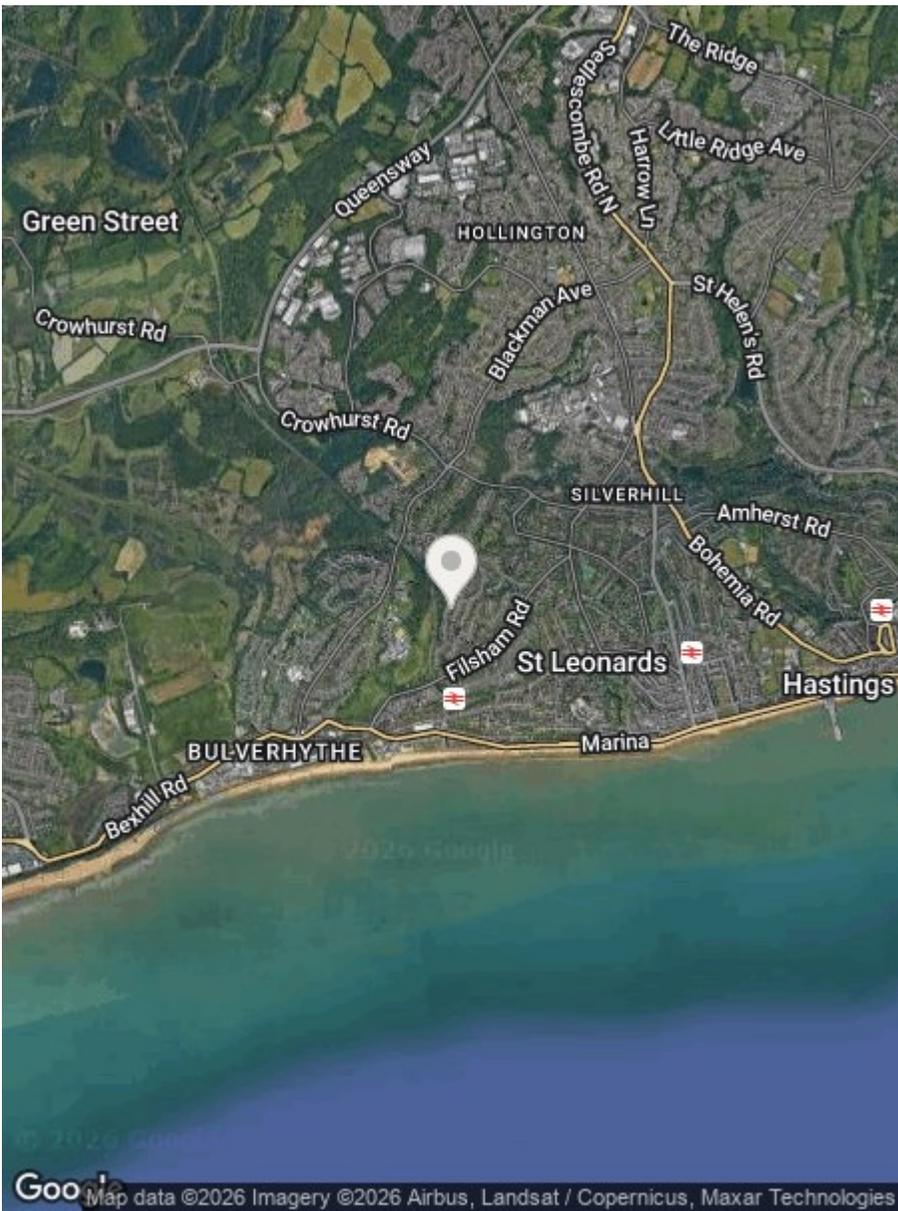
642 ft<sup>2</sup>



**Floor 1**

(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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	73	
(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		
(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:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
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.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**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**