

**RUSH  
WITT &  
WILSON**



**40 Sedlescombe Road North, St. Leonards-On-Sea, TN37 7DG  
£265,000 Freehold**

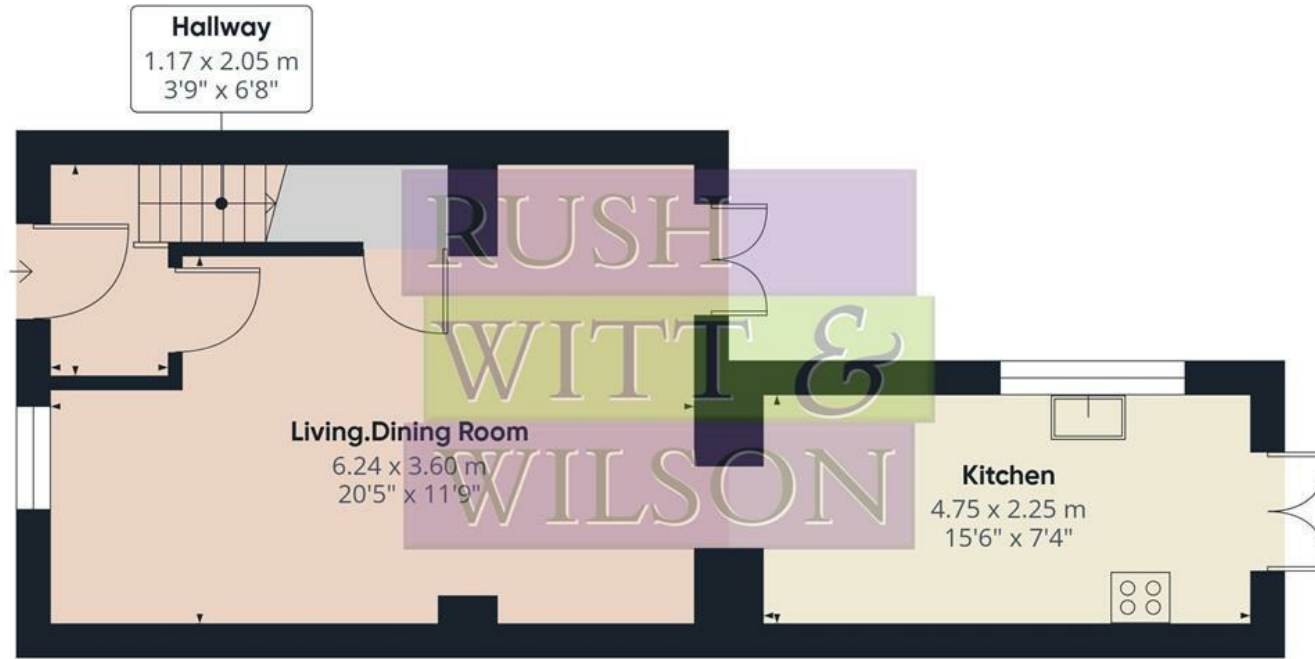
We are delighted to present this exceptional two double bedroom home, ideally situated within a highly sought-after area of St Leonards, conveniently positioned close to a wide range of shops, excellent transport links including bus services and the mainline train station, as well as the seafront. Homes of this calibre are rarely available with a luxurious and stylish living environment. The kitchen and bathroom are particular highlights, featuring contemporary fittings, sleek finishes and a tasteful neutral colour palette throughout. The ground floor offers modern open-plan living, with a bright living and dining area flowing seamlessly into the beautifully appointed kitchen. French doors open directly onto the sunny rear garden, creating an ideal space for both everyday living and entertaining. Upstairs, the property provides two generous double bedrooms, with the principal bedroom enjoying the added benefit of two Juliet balconies. The bathroom is equally impressive, boasting a modern suite with distinctive design features. Externally, the property benefits from off-road parking to the front for at least two vehicles, while the rear garden has been thoughtfully landscaped to maximise sunlight. A two-tier decked area creates a private and versatile outdoor space, perfect for relaxing or hosting guests.

Offered to the market chain free, early viewing is highly recommended to fully appreciate the quality and finish of this superb home. Viewings are strictly by appointment with the sole agents.

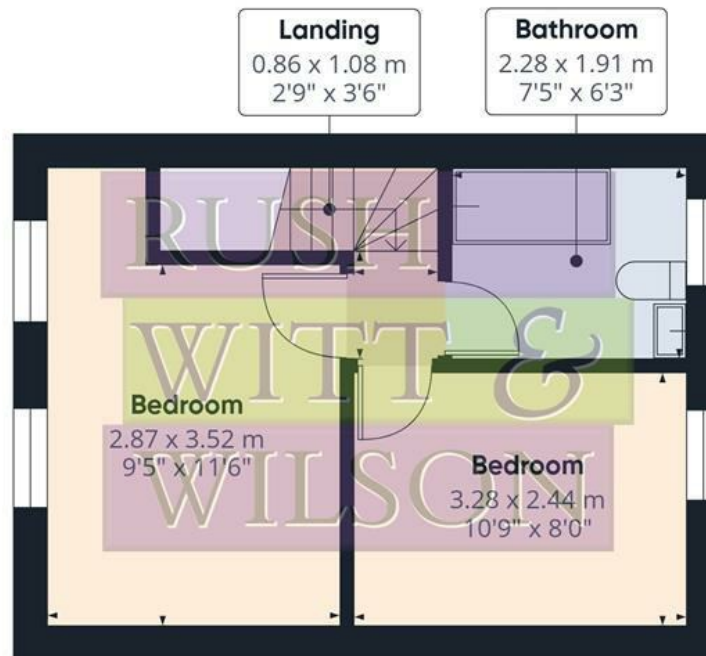








Floor 0



Floor 1

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

63.7 m<sup>2</sup>

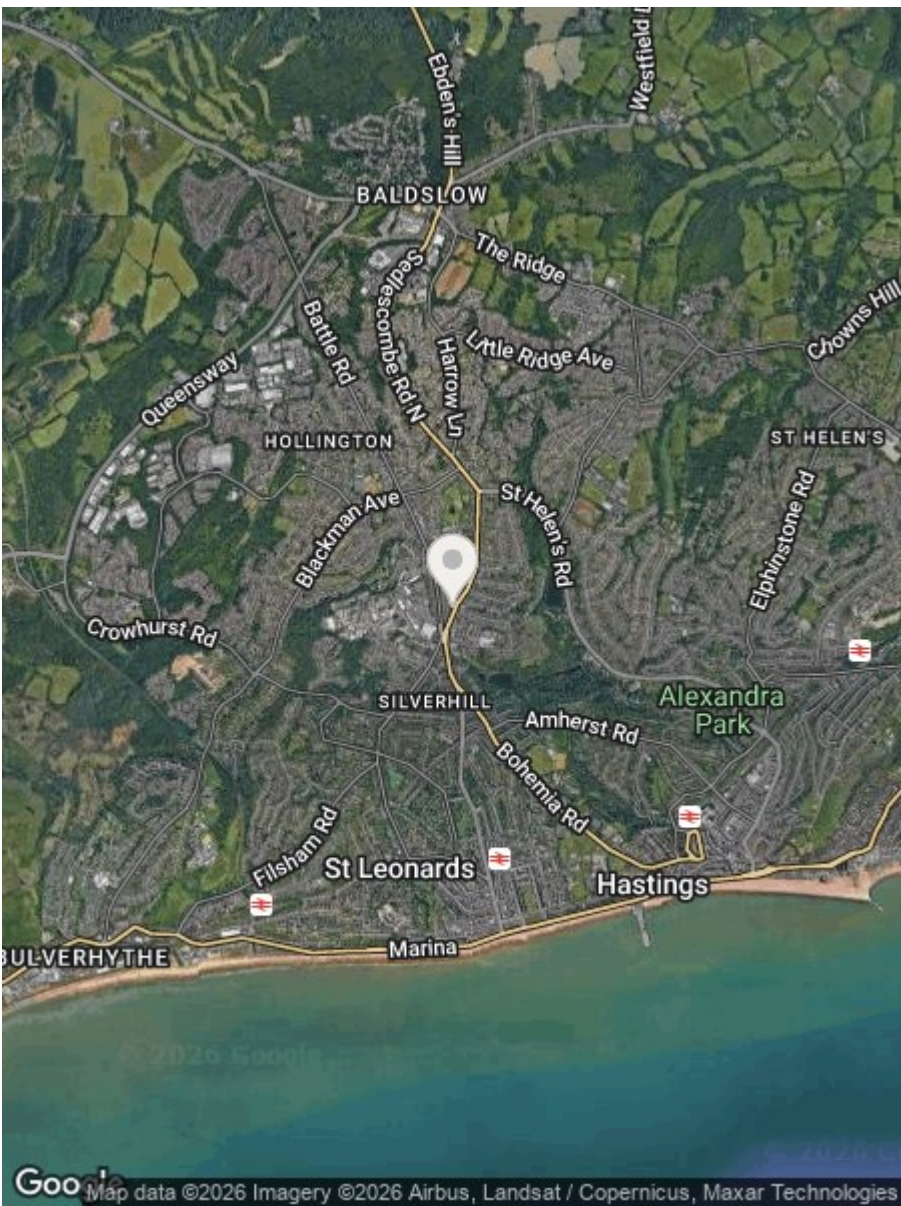
685 ft<sup>2</sup>

(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.

GIRAFFE360





| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | 77                      | 82        |
| <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) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|   |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

Council Tax Band - C

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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