

**RUSH
WITT &
WILSON**



**20 Lydd Close, St. Leonards-On-Sea, East Sussex TN38 9AD
Offers In Excess Of £230,000**

We welcome to the market this attractive and well maintained three bedroom modern end of terraced house with an impressive south facing garden and a garage. A host of modern refinements are on offer to include integrated appliances, double glazing and gas fired central heating with the added benefit of the property being extremely well presented. Internally the property offers an entrance hallway, cloakroom/wc, open plan L-shaped double aspect lounge/diner, modern fitted kitchen, to the first floor three bedrooms and a modern bathroom/wc. The property is situated within easy reach of well regarded local schooling, local shopping facilities, the nearby Tesco superstore and convenient bus routes. Offering an extremely convenient move to the lucky purchaser, early viewings are strongly encouraged via appointed sole agents Rush Witt & Wilson.



Entrance Hall

Stained glass leaded light opaque entrance door, entrance mat, double glazed window to side, wood effect laminate flooring, radiator, alarm panel, wall mounted consumer unit, door leading through to:

Cloakroom/WC

Double glazed opaque window to front, pedestal wash hand basin, low level wc, radiator, tiled floor, part tiled walls.

Open Plan Lounge/Diner

25'5 x 14'4 max narrowing to 7'8 (7.75m x 4.37m max narrowing to 2.34m)

L-shaped with double glazed windows to front, radiator, ample tv points, telephone point, power points, carpeted stairs rising to the first floor, understairs storage cupboard, continuation of the wood effect laminate flooring. The dining area offers ample space for dining table and chairs, two large double glazed doors providing views and access onto the rear south facing garden, radiator.

Kitchen

10'3 x 6'2 (3.12m x 1.88m)

Double glazed window to rear with a pleasant view onto the south facing garden, modern range of white gloss matching wall and base units with work surfaces over, one and a quarter bowl sink unit with side drainer and mixer tap, fitted gas hob with fitted oven set below and extractor above, fitted and concealed fridge and freezer, fitted and concealed dishwasher and washing machine, under cupboard lighting, concealed wall mounted boiler, radiator, tiled floor, part tiled walls.

First Floor

Landing

Access to loft space, deep storage cupboard with fitted shelving, doors off to the following:

Bedroom One

11'2 x 8'9 (3.40m x 2.67m)

Double glazed window to front, radiator, carpet as laid, fitted deep wardrobe with hanging rail and shelving space, tv aerial point, power points.

Bedroom Two

9'5 x 7'7 (2.87m x 2.31m)

Double glazed window to rear overlooking the south facing rear garden, radiator, carpet as laid, power points, tv aerial point.

Bedroom Three

8'3 x 6'3 max (2.51m x 1.91m max)

Double glazed window to rear overlooking the south facing rear garden, radiator, carpet as laid, power points, useful recess.

Bathroom/WC

7'6 x 5' (2.29m x 1.52m)

Double glazed opaque window to side, matching white suite comprising panel enclosed bath with mixer tap and fitted shower above with fitted shower screen, pedestal wash hand basin with mixer tap and fitted mirror with shaver socket point, low level wc, part tiled walls, tiled floor, laddered heated towel rail.

Outside

Front Garden

Steps and handrail leading down to the entrance door, attractive flower beds, rockery and mature shrubs provide the property with seclusion and privacy, gated side access to via an attractive shingle border to:

Rear Garden

The rear garden is a particular feature enjoying a sunny south facing aspect, large expanse of decking to the immediate rear with attractive wooden balustrade, shingle and pathway set beyond with raised flower beds, attractive retaining pillared wall and close board timber fencing, outside tap, gated access to:

Garage

Set behind the property with an up and over door, pitched roof, light and power with with a driveway to the front offering off road parking.

Agents Note

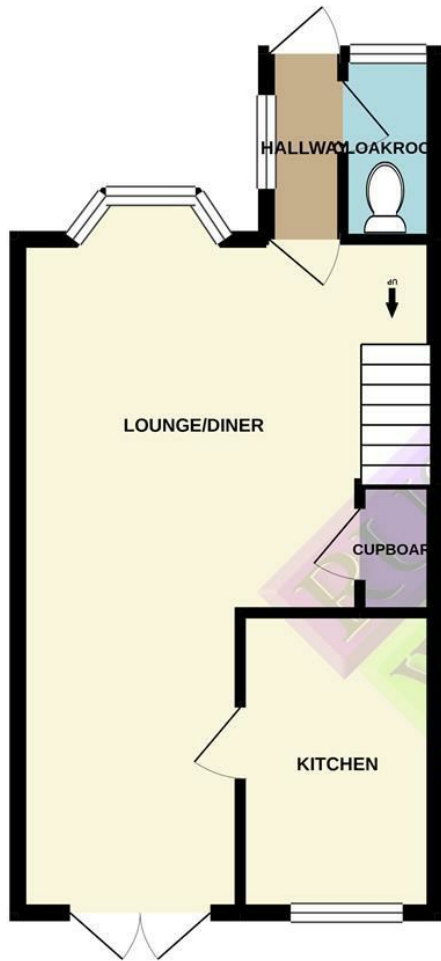
None of the services or appliances mentioned in these sale particulars have been tested.

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.

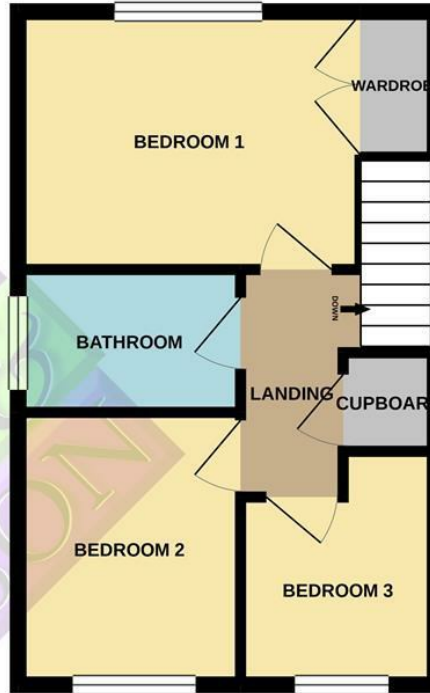




GROUND FLOOR
390 sq. ft. (36.3 sq. m.) approx.

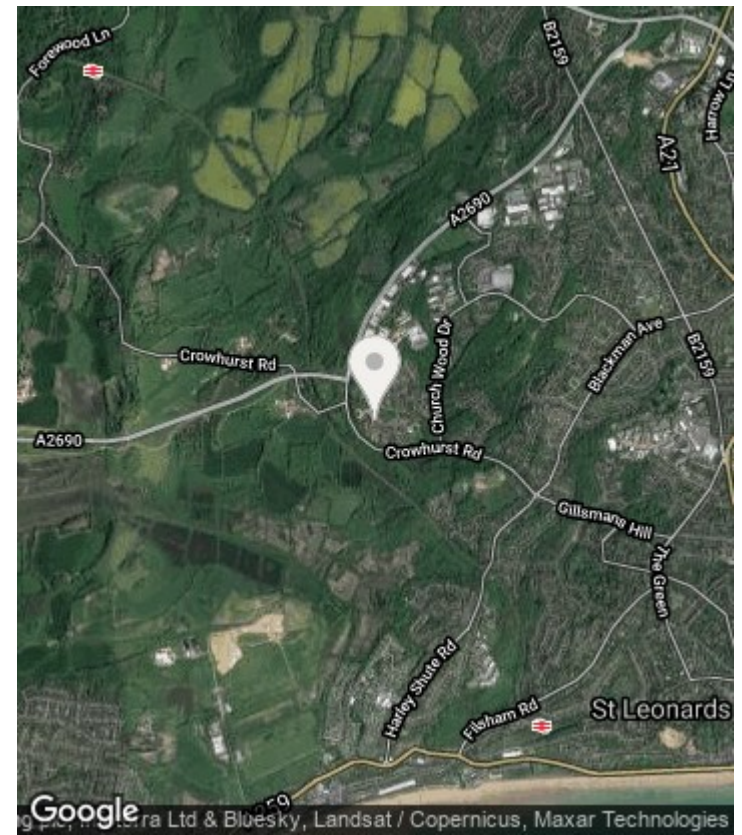


1ST FLOOR
345 sq. ft. (32.1 sq. m.) approx.



TOTAL FLOOR AREA : 736 sq. ft. (68.4 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		76	
(69-80) C			
(55-68) D			
(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			91
(81-91) B		77	
(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	



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