

**RUSH
WITT &
WILSON**



**36 Perth Road, St. Leonards-On-Sea, East Sussex TN37 7EB
Offers In Excess Of £275,000**

Rush Witt & Wilson are delighted to offer for sale an exciting opportunity to secure this well presented two bedroom older style mid terraced home situated in this highly sought after residential location. Within easy reach of local shopping facilities in Silverhill including the Asda superstore, local schools and bus routes to Hastings town centre. The property comprises via entrance hall, bay fronted living/dining room, modern kitchen, utility room. To the first floor two double bedrooms and a large family bathroom including roll top bath and a separate walk in shower. The property enjoys a large mainly level rear garden with a detached garage and off road parking found to the rear. Viewings come highly recommended with vendors sole agents.



Entrance Hall

Part glazed entrance door to front, engineered flooring, radiator, stairs rising to the first floor, understairs storage cupboard, ceiling spotlights, part glazed doors off to the following:

Lounge/Diner

22' x 11' into bay (6.71m x 3.35m into bay)

Double aspect with double glazed bay window to front and double glazed window to rear, feature fireplace housing an inset fire with moulded surround, carpet as laid, two radiators, carpet as laid.

Kitchen

11'9 x 8'11 (3.58m x 2.72m)

Double aspect with double glazed windows to side and rear, range of matching wall and base units with work surfaces over, stainless steel sink unit with side drainer, inset four ring electric hob with oven set below and extractor above, part tiled walls, space for fridge/freezer, integrated dishwasher, concealed Worcester boiler, engineered flooring, part glazed door leading through to:

Utility Room

12'2 x 5'3 (3.71m x 1.60m)

Part glazed door providing access to the rear garden, double glazed windows to side, range of wall and base units with work surfaces over, inset sink unit with side drainer, space and plumbing for washing machine, space for tumble dryer.

First Floor

Landing

Carpet as laid, access to loft space, doors off to the following:

Bedroom One

15'6 x 10' (4.72m x 3.05m)

Two double glazed windows to front, radiator, carpet as laid.

Bedroom Two

11'10x 8'11 (3.61mx 2.72m)

Double aspect with glazed windows to side and rear, carpet as laid, radiator, feature fireplace.

Bath/Shower Room/WC

10'6 x 9'6 (3.20m x 2.90m)

Double glazed opaque window to rear, large walk-in shower with wall mounted shower control and glass shower screen, roll top bath with telephone style mixer tap, low level wc with concealed cistern, wash hand basin set into a vanity unit with cupboard set below, vinyl flooring, part tiled walls, laddered heated towel rail.

Outside

Front Garden

Pathway leading to the front door, area of decorative stone and mature shrubs to boundaries.

Rear Garden

Steps leading to an area of patio with a level area of lawn set beyond, enclosed to the sides and rear, pedestrian access to the far end providing access to the garage.

Garage

Up and over door, window to rear, block paving to the front providing off road parking for a maximum of two vehicles.

Agents Note

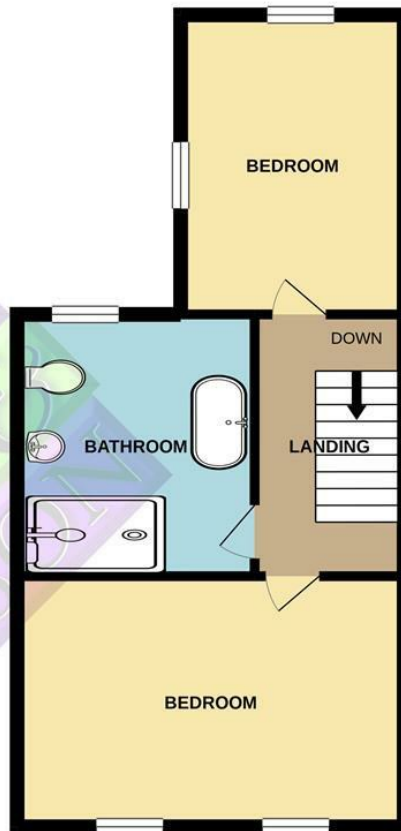
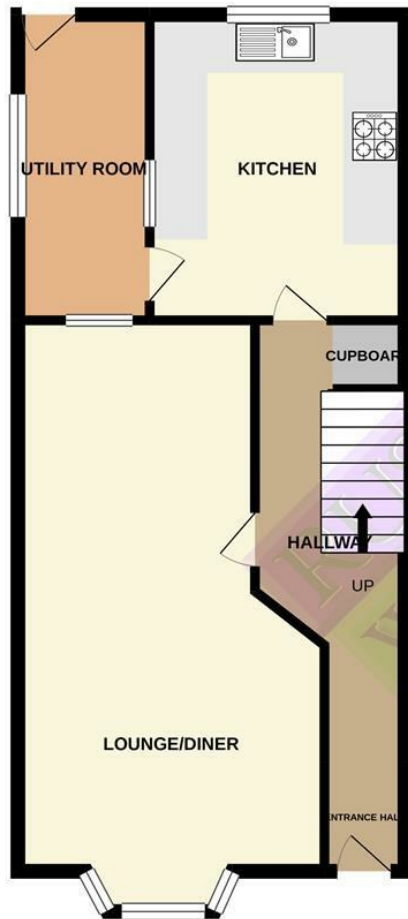
None of the services or appliances mentioned in

these sale particulars have been tested.

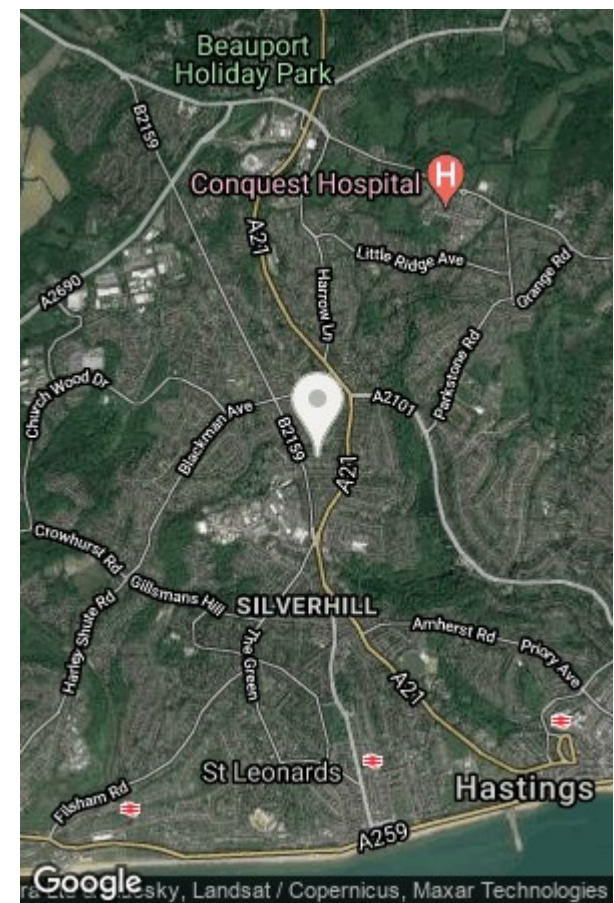
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







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			
(81-91) B			
(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	80	46

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		



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