

**RUSH  
WITT &  
WILSON**



**RUSH  
WITT &**

**2 Oxley Close, St Leonards on Sea, TN38 0SZ**  
**Offers In Excess Of £325,000**



Nestled in the serene Oxley Close, Avondale Road, St Leonards on Sea, lies a charming modern detached two-bedroom house waiting to be called home. This delightful property, part of a small development constructed just 2 years ago, offers a tranquil retreat in a quiet cul-de-sac setting. Upon entering, you are greeted by a welcoming entrance hall leading to a spacious lounge-diner with a pleasant outlook and direct access to the garden, perfect for enjoying a cup of tea on a sunny afternoon. The modern kitchen-breakfast room is ideal for whipping up delicious meals, while the convenience of a downstairs WC adds a practical touch to everyday living. Venture upstairs to discover two generously sized double bedrooms and a main bathroom, all thoughtfully arranged off the spacious landing. With modern comforts such as gas fired central heating and double glazing, this property ensures warmth and energy efficiency all year round. Boasting allocated off-road parking for two vehicles and the added peace of mind of the remaining 10-year structural premier guarantee, this home offers both convenience and security. Its proximity to local schooling establishments and amenities makes it an ideal choice for families looking for a comfortable and well-connected living space. Don't miss the opportunity to explore this modern detached family home and experience the spacious layout and prime location it has to offer. Contact the owners' agents today to schedule your viewing and take the first step towards making this house your own.

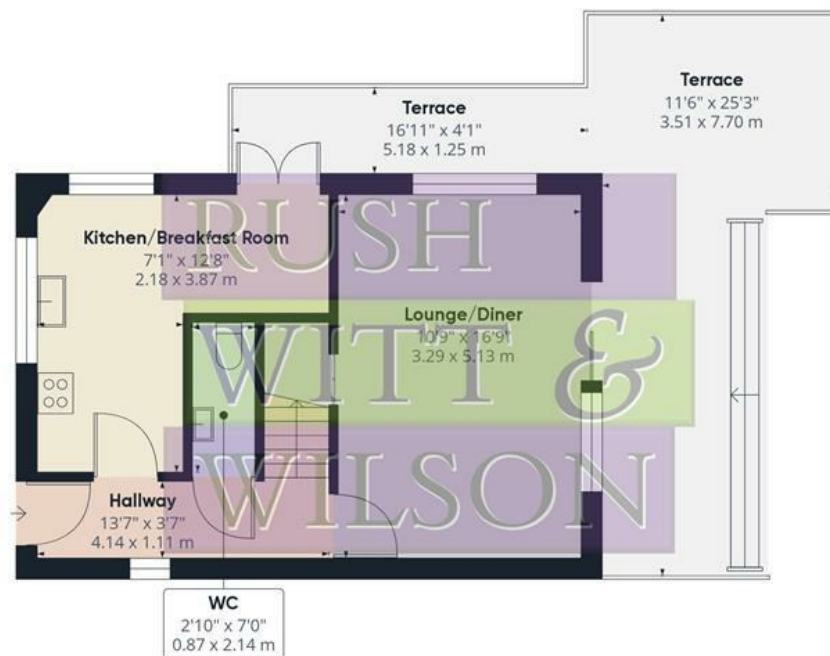










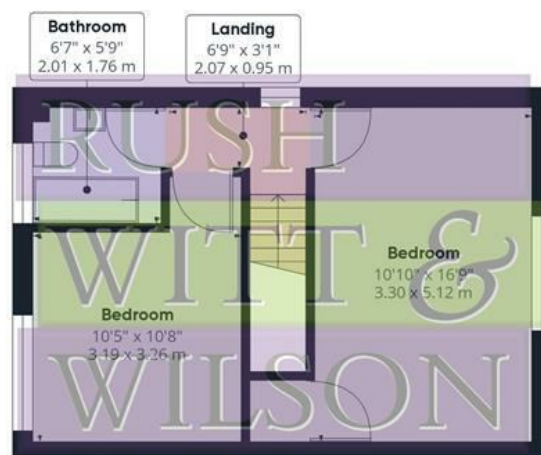


Floor 0

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

788.35 ft<sup>2</sup>

73.24 m<sup>2</sup>



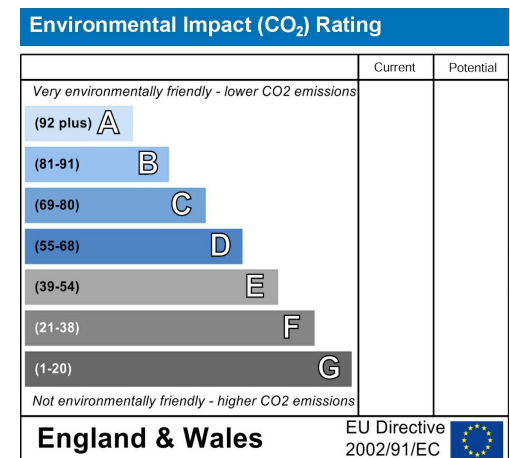
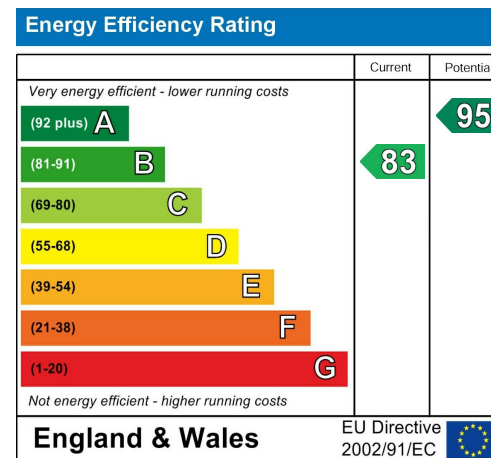
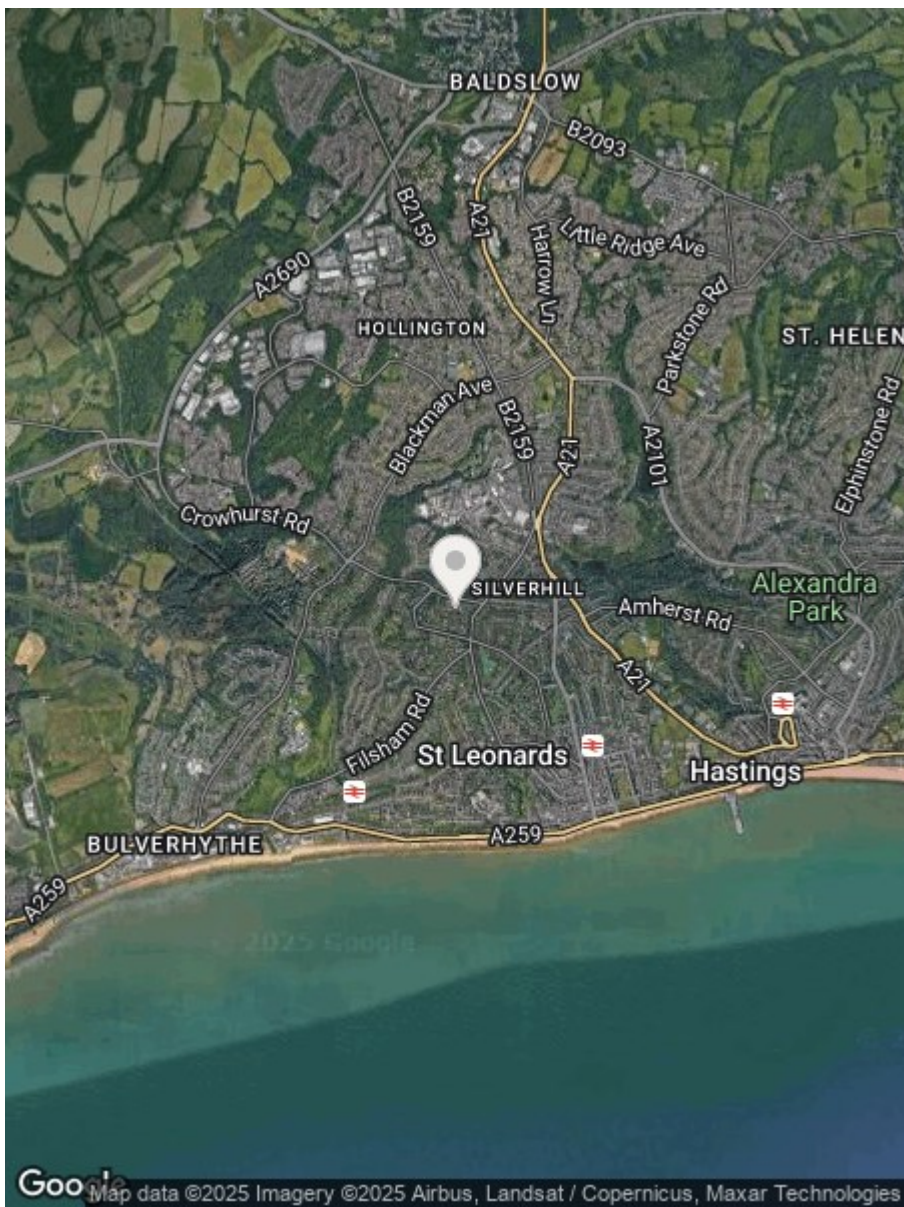
Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360





**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**