

**RUSH  
WITT &  
WILSON**



**112 Stonehouse Drive, St Leonards-On-Sea, TN38 9DN  
£199,950 Freehold**

Nestled in the charming area of St Leonards-On-Sea, this mid-terrace home on Stonehouse Drive presents a fantastic opportunity for those looking to create their dream residence. Spanning an impressive 949 square feet, the property boasts three well-proportioned bedrooms, making it ideal for families or those seeking extra space. The home features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings in. The property includes a bathroom, which, while in need of renovation, offers the chance to design a personal sanctuary tailored to your tastes. One of the standout features of this property is the garage en bloc, providing convenient off-street parking and additional storage options. The home is chain-free, allowing for a smoother transition for potential buyers. While the property requires full renovation, this presents a unique opportunity to reimagine the space and add value. With a little vision and effort, this house can be transformed into a stunning family home in a desirable location. St Leonards-On-Sea is known for its picturesque surroundings and vibrant community, making this property an excellent choice for those looking to settle in a welcoming neighbourhood. Don't miss the chance to make this house your own and enjoy all that this lovely area has to offer.

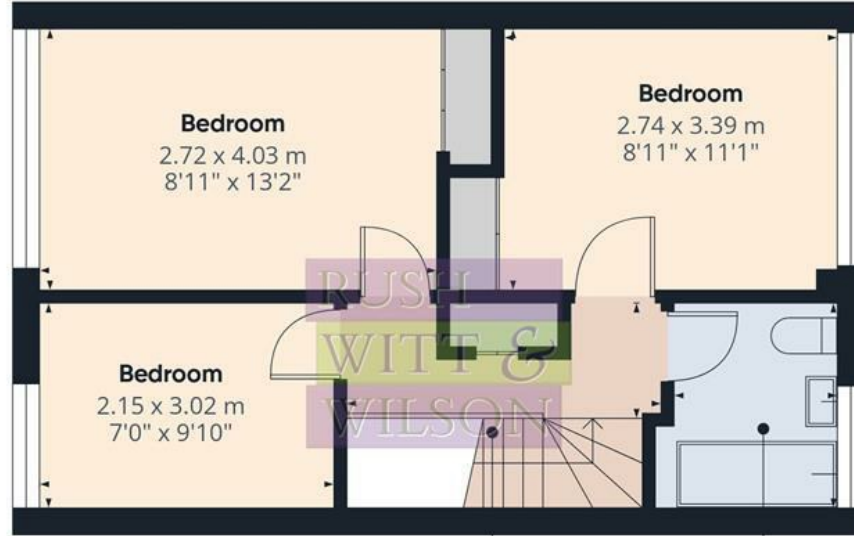








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



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

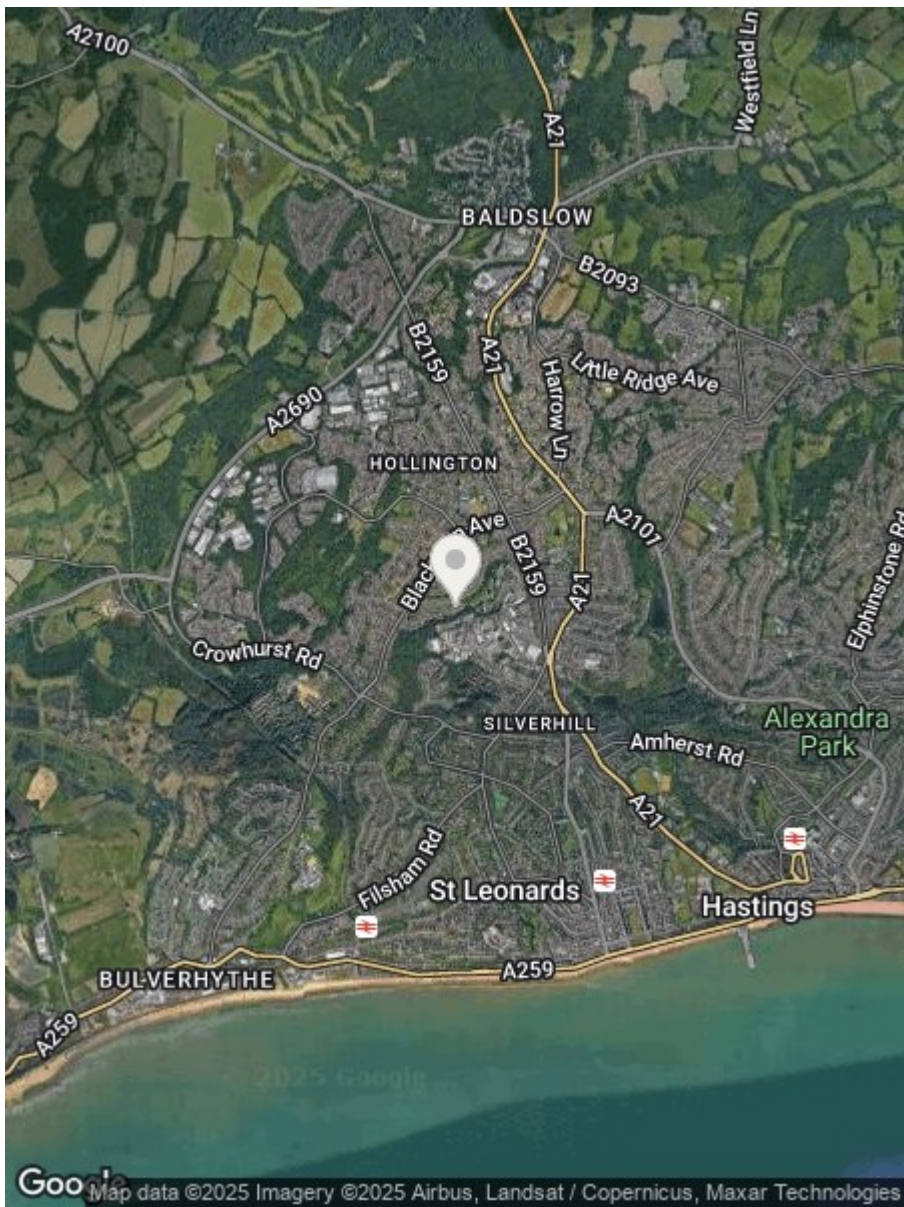
88.3 m<sup>2</sup>

949 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			
<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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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