

**RUSH
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WILSON**



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**30 York Road, St. Leonards-On-Sea, TN37 6PU
£290,000**

Rush Witt & Wilson welcome to the market this beautifully presented BAY FRONTED mid terraced house boasting DECEPTIVELY SPACIOUS accommodation which has been subject to considerable improvement throughout. In principle the accommodation offers an entrance lobby, leading through to the hallway, main reception room is opened up as a living room/diner and has a feature exposed brick fire place surround. To the rear of the house remaining on the ground floor is the modernisation kitchen/breakfast room with utility cupboard, with access to the rear garden. Upon reaching the first floor, the main bedroom to the frontal aspect spans the whole width of the house and is fully equipped with an en-suite shower room with fitted mirrored wardrobes. The second bedroom is at the rear aspect over looking the rear garden. There is also a generous bathroom running alongside a useful separate W/C located on this floor. Further notes of interest include double glazing, gas fired central heating and enclosed gardens to front and rear with the rear garden being a particular feature with access to under-house storage and we would consider the rear garden of low maintenance which includes rear access if required. The property is conveniently found in a popular road in Silverhill affording ease of access to local amenities, schooling and convenient bus routes. Early internal viewings are strongly encouraged via appointed sole agents Rush Witt & Wilson.





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Floor 0



Floor 1

Approximate total area⁽¹⁾

1012.75 ft²
94.09 m²

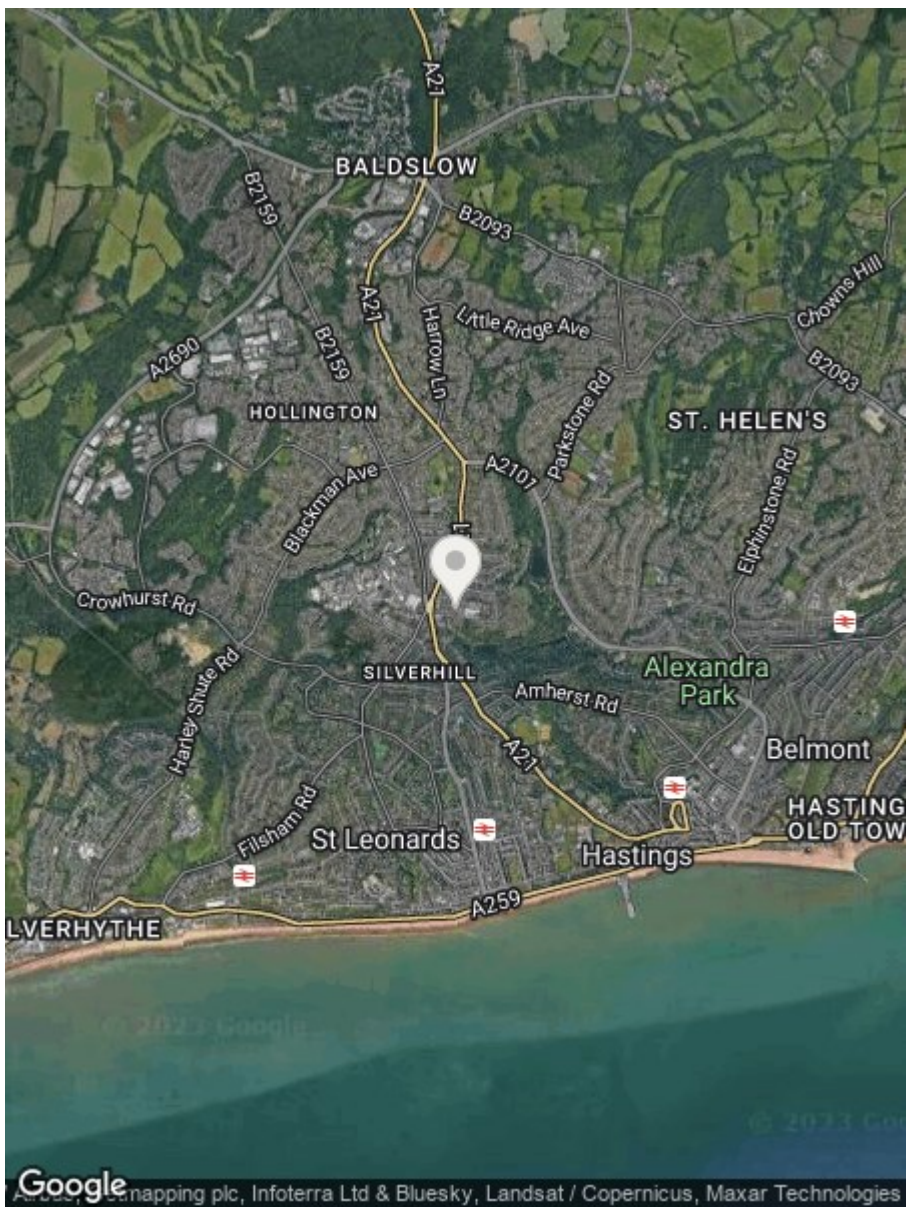
Reduced headroom

10.22 ft²
0.95 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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