

**RUSH
WITT &
WILSON**



**2a Harrow Lane, St. Leonards-On-Sea, East Sussex TN37 7JR
£475,000**

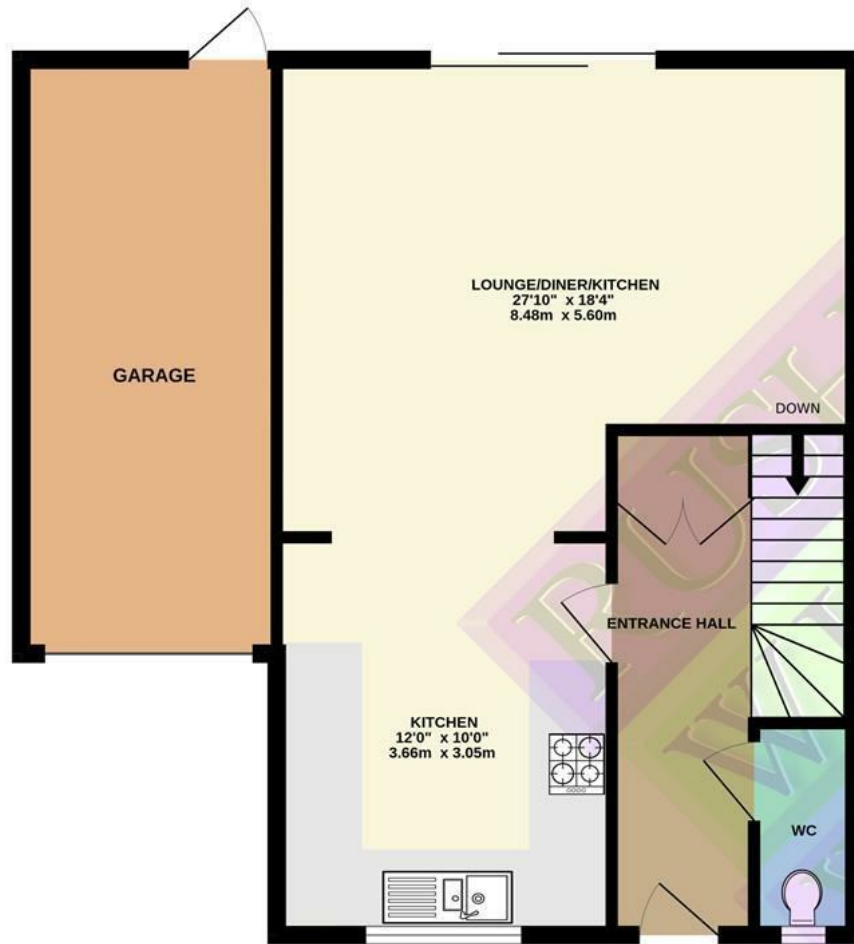
This attractive three bedroom detached new build is found in a sought after location. Beautifully presented throughout with considerable attention to detail it comes with a 10 year Protec Guarantee. The accommodation offers a spacious entrance hall, cloakroom/wc, open plan lounge/kitchen with integrated appliances to include washing machine, dishwasher, Smeg range style cooker, granite work surfaces and Samsung American style fridge/freezer, to the first floor three double bedrooms, en-suite to master and a family bathroom/wc. A large garden is found to the rear that enjoys the sun for the majority of the day and in addition there is parking for three vehicles along with a garage. The local area is well served for local schooling, amenities and a choice of railway stations with convenient road links. Viewings are strongly encouraged for this exemplary new build in such a unique position and can be arranged via appointed agents Rush Witt & Wilson.



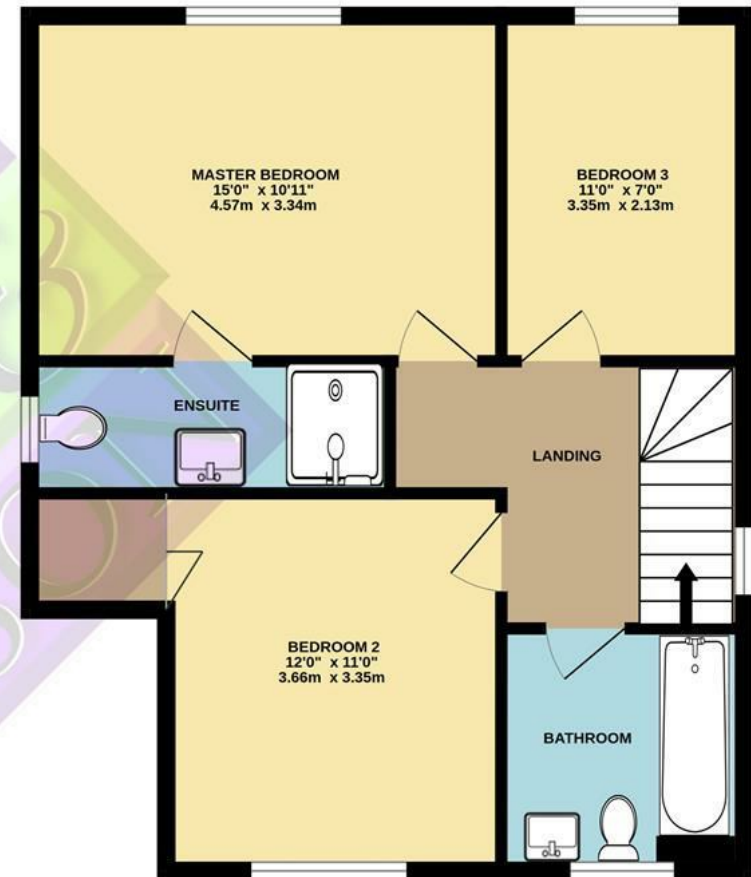




GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.

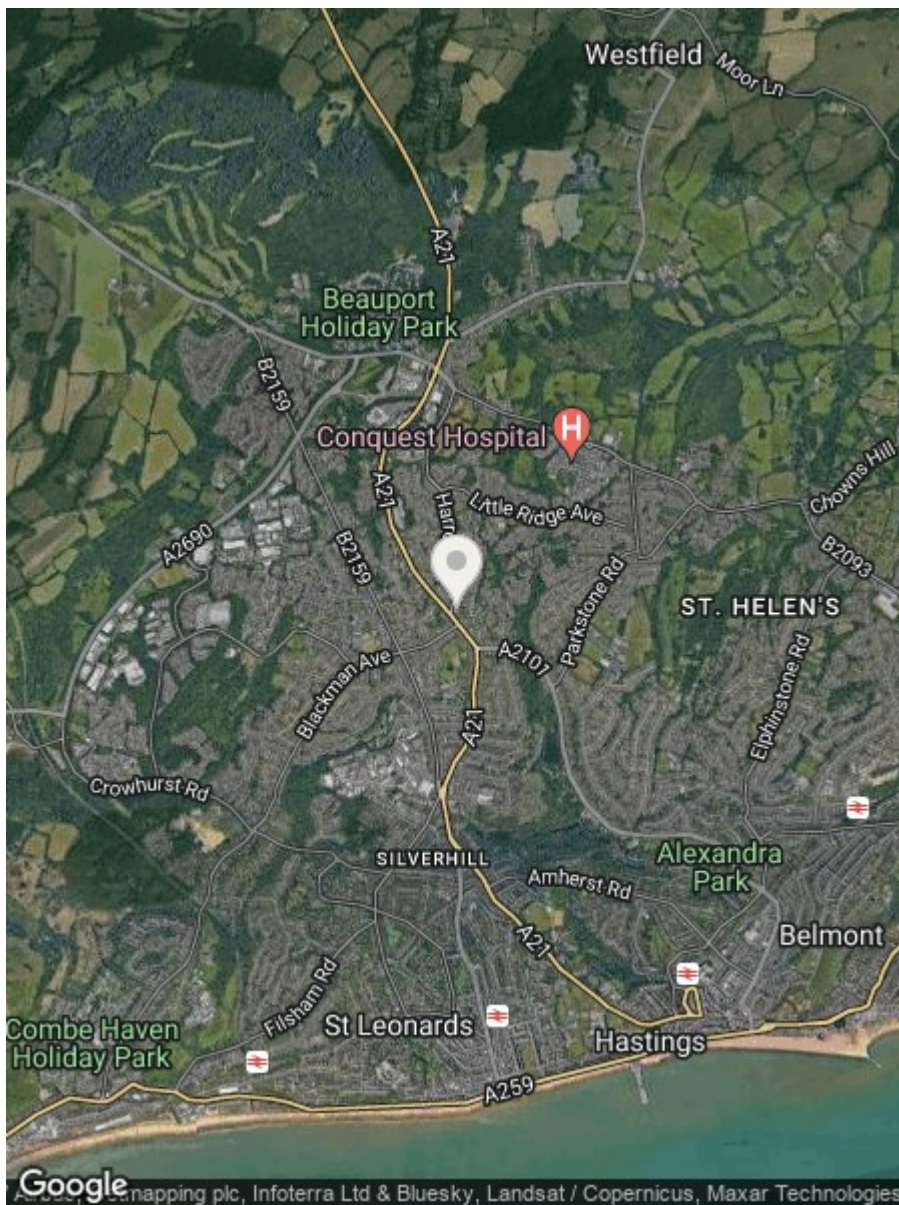



1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.




TOTAL FLOOR AREA : 1243 sq.ft. (115.4 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		
(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 	

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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

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