

**RUSH
WITT &
WILSON**



**147 Railway Cottages, St. Leonards-On-Sea, TN38 0AW
Offers In The Region Of £250,000 Freehold**

Nestled in the charming Railway Cottages of St. Leonards-On-Sea, this delightful mid-terrace house offers a perfect blend of period charm and modern convenience. This chain-free property boasts a well-presented interior that is both inviting and functional. The home features two spacious double bedrooms, providing ample space for relaxation and rest. The reception room is designed for comfort, making it an ideal spot for entertaining guests or enjoying quiet evenings. The modern kitchen is particularly noteworthy, as it is perfect for hosting gatherings and family meals, ensuring that culinary enthusiasts will feel right at home. One of the standout features of this property is the sunny south-facing courtyard, complete with decking, which offers a lovely outdoor space for enjoying the sunshine or hosting summer barbecues. The low-maintenance front and rear courtyard gardens add to the appeal, allowing you to enjoy the outdoors without the burden of extensive upkeep. Situated in a peaceful, tucked-away location, this cottage is just a short walk from West St Leonards station, making it convenient for commuters. Additionally, the seafront, shops, and cafés are all within easy reach, providing a vibrant lifestyle in this picturesque coastal town. With its charming character and modern amenities, this property is an excellent opportunity for those seeking a comfortable home in a desirable location. Don't miss the chance to make this lovely cottage your own.









Floor 0



Floor 1

Approximate total area⁽¹⁾

63.3 m²

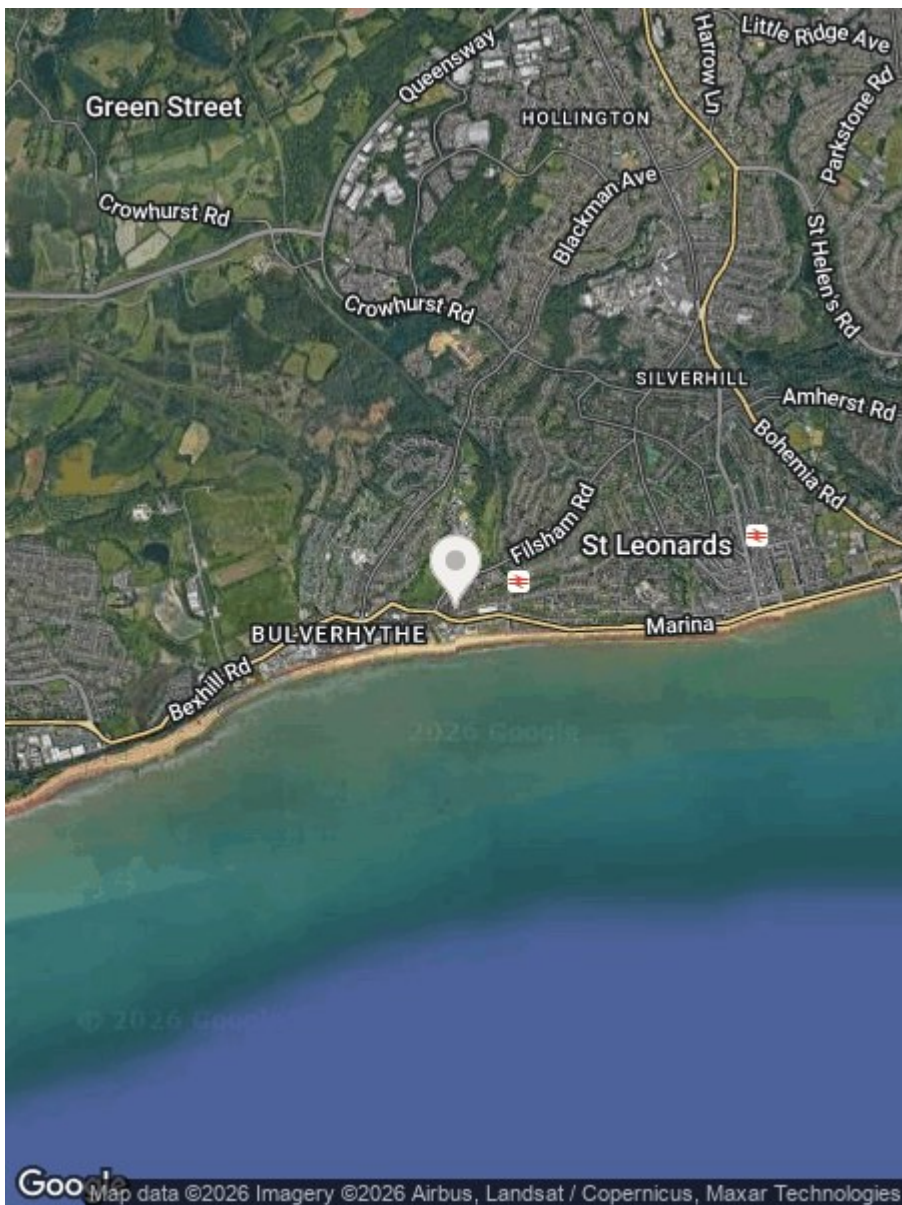
682 ft²

(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.

GIRAFFE 360





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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - A

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**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**