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**55 Magdalen Road, St. Leonards-On-Sea, TN37 6EU**  
**Guide Price £425,000 - £450,000**

\*\*\* GUIDE PRICE £425,000 -£450,000 \*\*\* Nestled on the charming Magdalen Road in St. Leonards-On-Sea, this delightful semi-detached house, built in 1938, offers a perfect blend of classic character and modern convenience. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space.

As you approach the property, you will appreciate the convenience of a garage at the front, providing parking. The expansive 160ft rear garden is a true highlight, offering a serene outdoor space for relaxation, gardening, or entertaining guests.

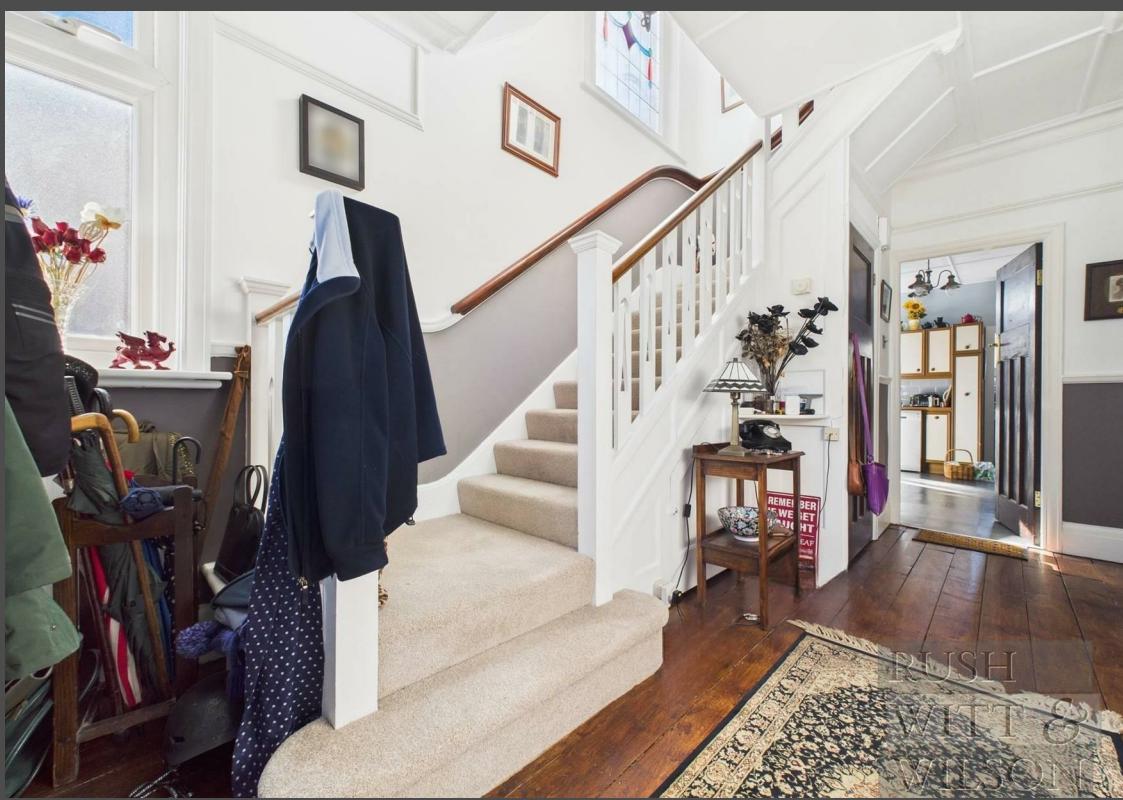
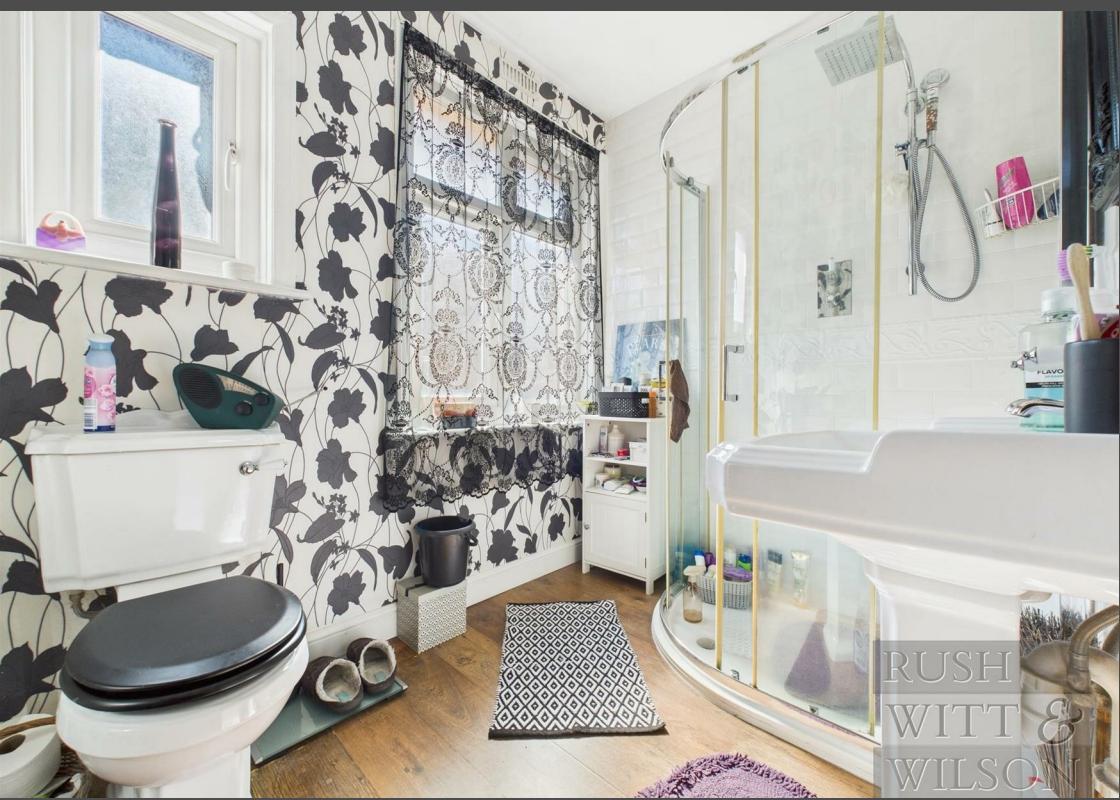
Inside, the house boasts two inviting reception rooms, perfect for both cosy family gatherings and entertaining friends. The good-sized kitchen is well-equipped, making it a joy to prepare meals and enjoy family time.

The location is simply superb, situated close to the seafront and the vibrant town centre, where you can enjoy a variety of shops, cafes, and local amenities. This property not only offers a comfortable living space but also the opportunity to embrace the coastal lifestyle that St. Leonards-On-Sea has to offer.

In summary, this 1930s home combines spacious living with an enviable location, making it a wonderful choice for anyone looking to settle in this picturesque area. Don't miss the chance to make this charming house your new home.





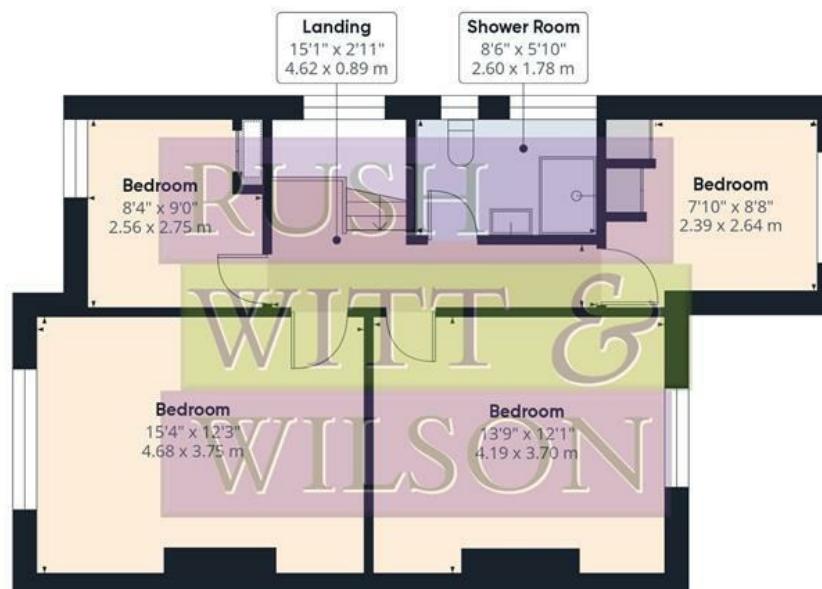




Approximate total area<sup>(1)</sup>

1414.81 ft<sup>2</sup>

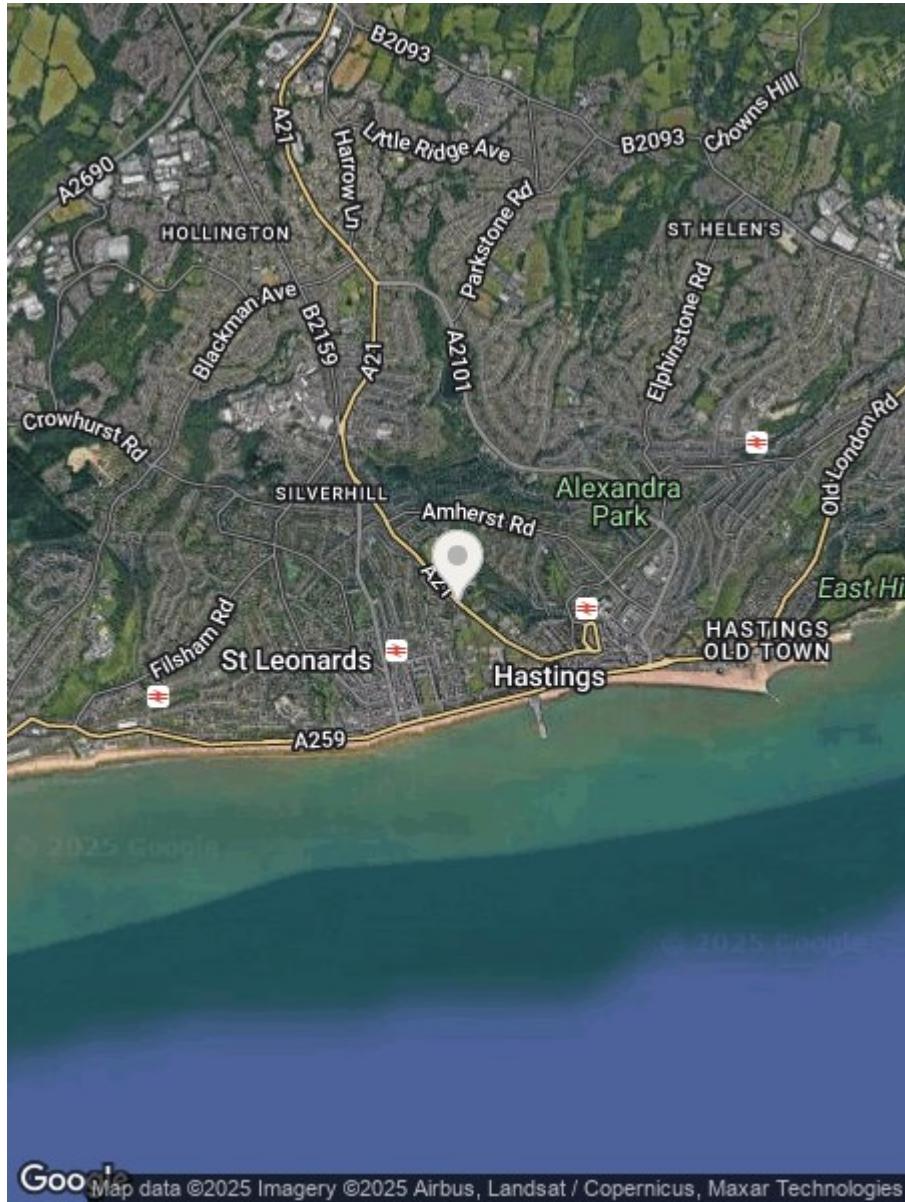
131.44 m<sup>2</sup>



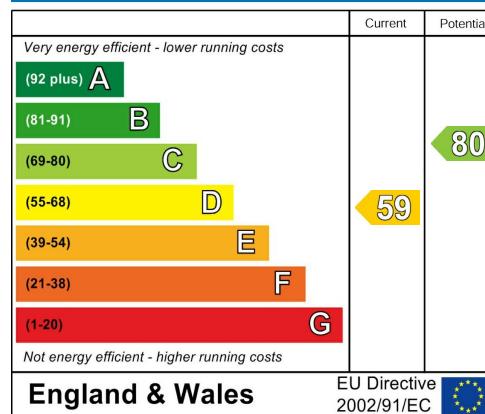
(1) Excluding balconies and terraces

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

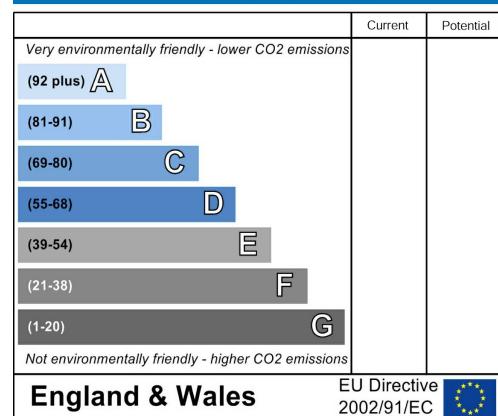
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating



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