4 Warren Close, St. Leonards-On-Sea, East Sussex TN38 8DT
Offers In The Region Of £260,000 Freehold

Nestled in the charming area of Warren Close, this delightful attached house presents an excellent opportunity for first-time buyers. The property boasts two well-proportioned bedrooms and a modern bathroom, conveniently located on the top floor, ensuring privacy and comfort. On the ground floor, you will find a welcoming reception room that flows seamlessly into a functional kitchen, creating a perfect space for both relaxation and entertaining. The living area opens out to a lovely rear garden, ideal for enjoying the outdoors or hosting gatherings with family and friends. The garden itself offers far-reaching views, adding to the tranquil atmosphere of the home. Parking is a breeze with space for two vehicles, including double parking at the front aspect, making it convenient for residents and guests alike. This property is not just a house; it is a wonderful place to call home, combining comfort, practicality, and a picturesque setting. With its appealing features and prime location, this residence is sure to attract those looking to embark on their homeownership journey. Don't miss the chance to make this charming property your own.

RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

Hotpoint
RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

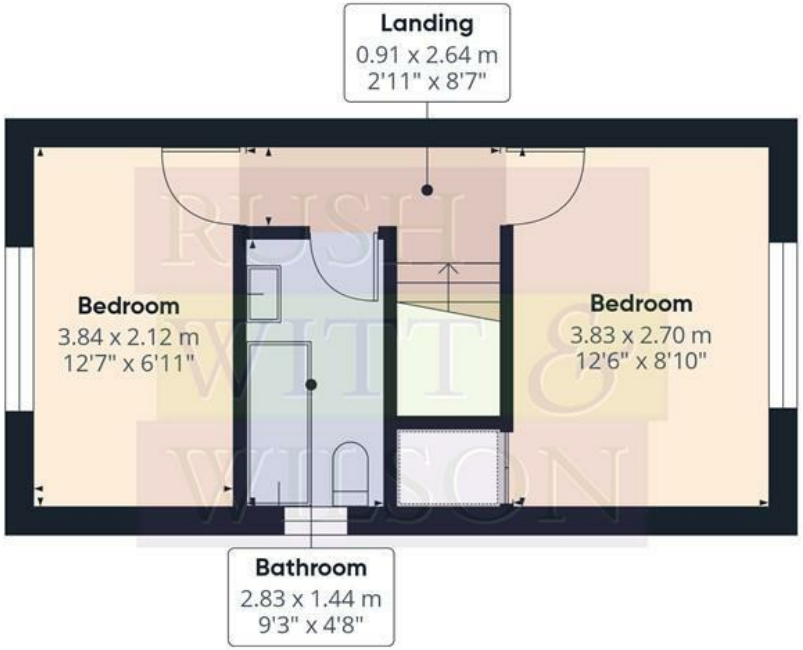
RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

Floor 0



Floor 1

RUSH WITT & WILSON

Approximate total area[1]

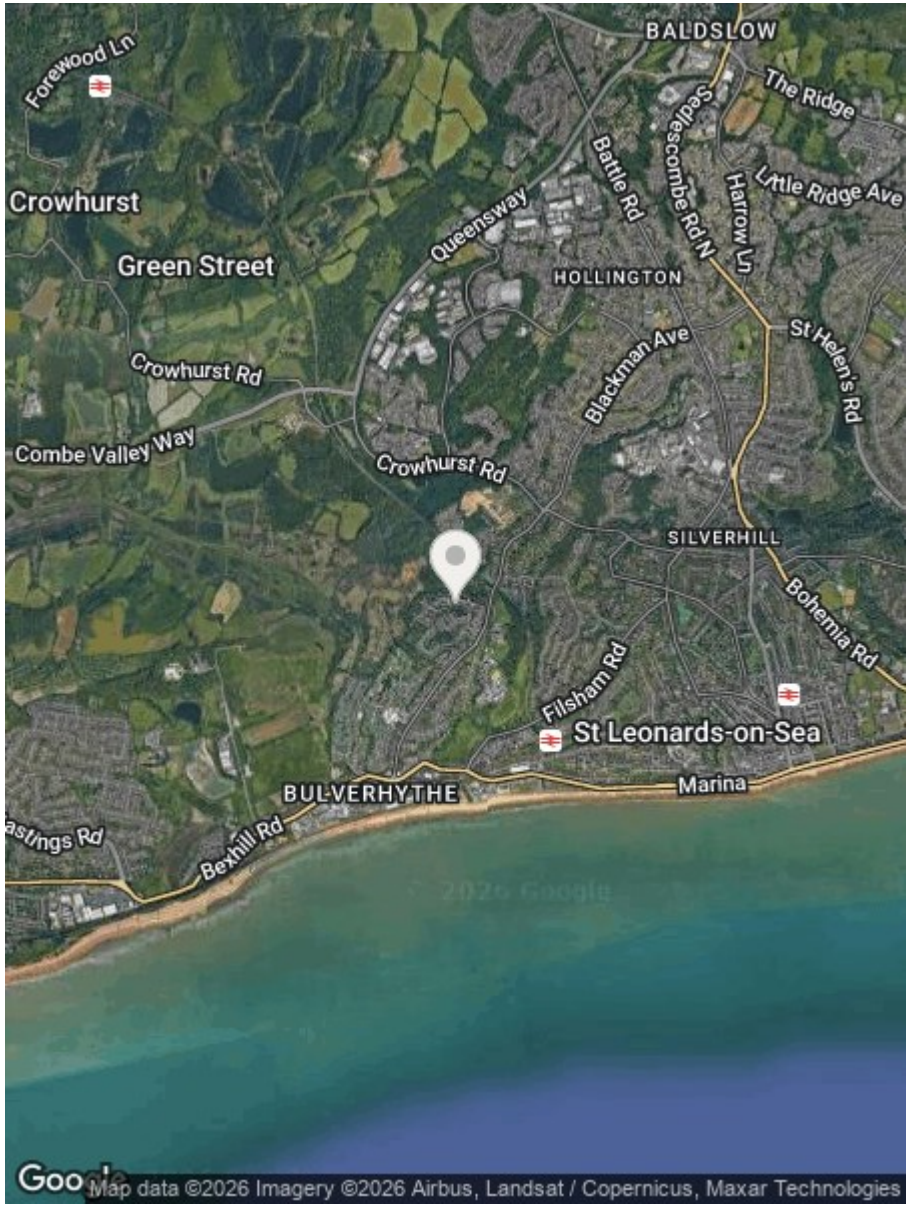
57 m²

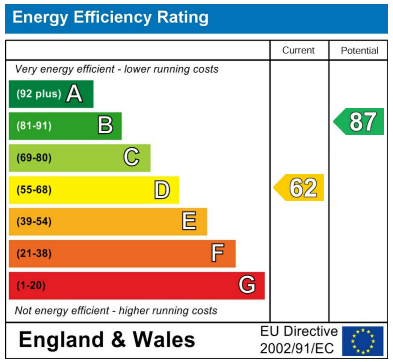
612 ft²

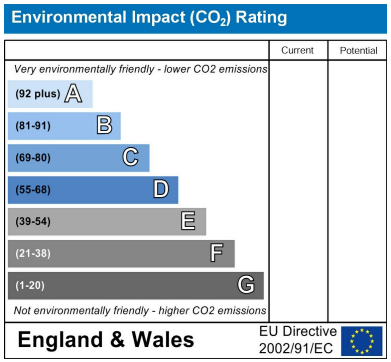
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Council Tax Band - B

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

The Property Ombudsman
Relocation agent network

Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk