RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

www.rushwittwilson.co.uk

30 Muirfield Rise,
St. Leonards-On-Sea, East Sussex TN38 0XL
Offers In Excess Of £230,000

Rush Witt & Wilson welcome to the market this superb two bedroom semi detached property enjoying off road parking and gardens to front and rear. Internally the property is well proportioned and presented enjoying double glazing, gas fired central heating and accommodation comprising entrance hall, double aspect lounge, conservatory, kitchen/diner, to the first floor two bedrooms and a modern bathroom/wc. The property is located in a highly sought after residential area offering central ease of access to local amenities, schooling and bus routes. Early viewings are strongly encouraged via appointed agents Rush Witt & Wilson to avoid disappointment.

Entrance Lobby
Upvc entrance door to front, laminate flooring, radiator, part glazed door leading through to:

Kitchen
11'8 max x 10'2 (3.56m max x 3.10m)
Double aspect with double glazed windows to front and side, range of modern matching wall and base units with work surfaces over, one and a half bowl stainless steel sink unit with side drainer, space for freestanding cooker, space for fridge/freezer, space and plumbing for washing machine, tiled floor, larder cupboard, wall mounted boiler, part glazed door leading through to:

Lounge
12'9 x 12'6 (3.89m x 3.81m)
Double aspect with double glazed window to side, sliding patio doors leading through to the conservatory (described later), coved ceiling, radiator, dado rail, laminate flooring, stairs rising to the first floor, tv aerial point.

Conservatory
11'8 x 7'7 (3.56m x 2.31m)
Of lean-to construction with double glazed windows to side and rear, radiator, tiled floor, upvc door providing access to the rear garden.

First Floor

Landing
Carpet as laid, access to loft space, doors off to the following:

Bedroom One
12'5 x 9'7 (3.78m x 2.92m)
Double aspect with double glazed windows to side and rear, over-stairs storage cupboard, radiator, carpet as laid.

Bedroom Two
10'3 max x 8'9 (3.12m max x 2.67m)
Double glazed window to front, radiator, over-stairs storage cupboard, carpet as laid, radiator.

Bathroom/WC
Panel enclosed bath with shower unit over and fitted shower curtain, wash hand basin, low level wc, airing cupboard, fully tiled walls and floor.

Outside

Front Garden
Area of lawn, pathway to the front door, driveway providing off road parking for a minimum of two vehicles.

Rear Garden
Patio area to the immediate rear, steps leading down to an area of lawn, garden shed, enclosed with close board timber fencing.

Agents Note
None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.

1ST FLOOR
301 sq.ft. (27.9 sq.m.) approx.

TOTAL FLOOR AREA : 694 sq.ft. (64.4 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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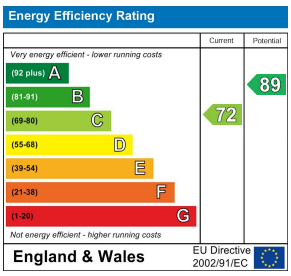

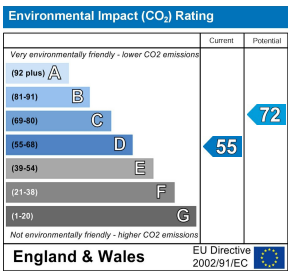

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