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**3 Lullington Gardens, St. Leonards-On-Sea, TN37 7SH
Offers In The Region Of £280,000 Freehold**

Nestled in the desirable Little Ridge area, this charming detached house on Lullington Gardens presents an exciting opportunity for those looking to modernise a home. This spacious family residence boasts two reception rooms, three well-sized bedrooms, and a family bathroom, making it ideal for families or those seeking extra space. Upon entering, you are greeted by a welcoming entrance hall that leads to a cloakroom/wc for added convenience. The bright living room offers a comfortable space for relaxation, while the separate dining room provides an excellent setting for family meals and entertaining. The kitchen, which overlooks the rear garden, opens directly onto this outdoor space, perfect for enjoying al fresco dining or simply soaking up the sun. The first floor accommodates three bedrooms, each offering ample space and natural light, alongside a family bathroom/wc. The property is set within a generous plot, featuring gardens to both the front and rear, providing a lovely outdoor retreat.

Additionally, off-road parking for two vehicles and a garage with rear access enhance the practicality of this home. While the property requires updating throughout, it presents a wonderful opportunity for buyers to modernise and personalise to their own taste. With its excellent potential for value addition, this home is a fantastic long-term investment in a sought-after residential location. We highly recommend internal viewings to fully appreciate the size, potential, and charm this property has to offer.





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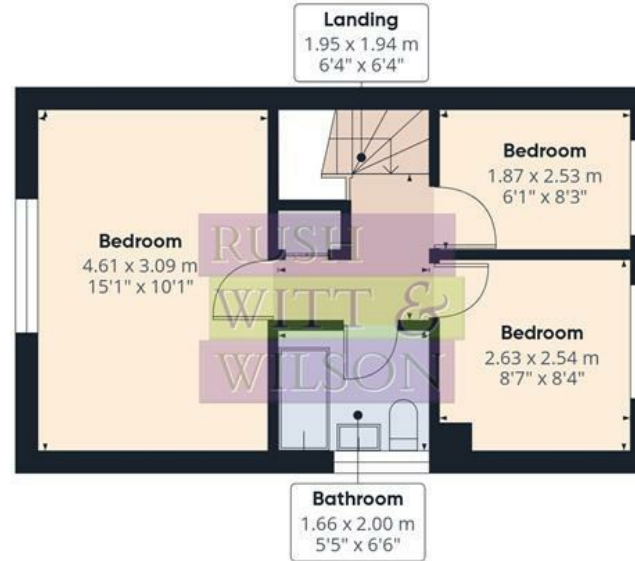
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

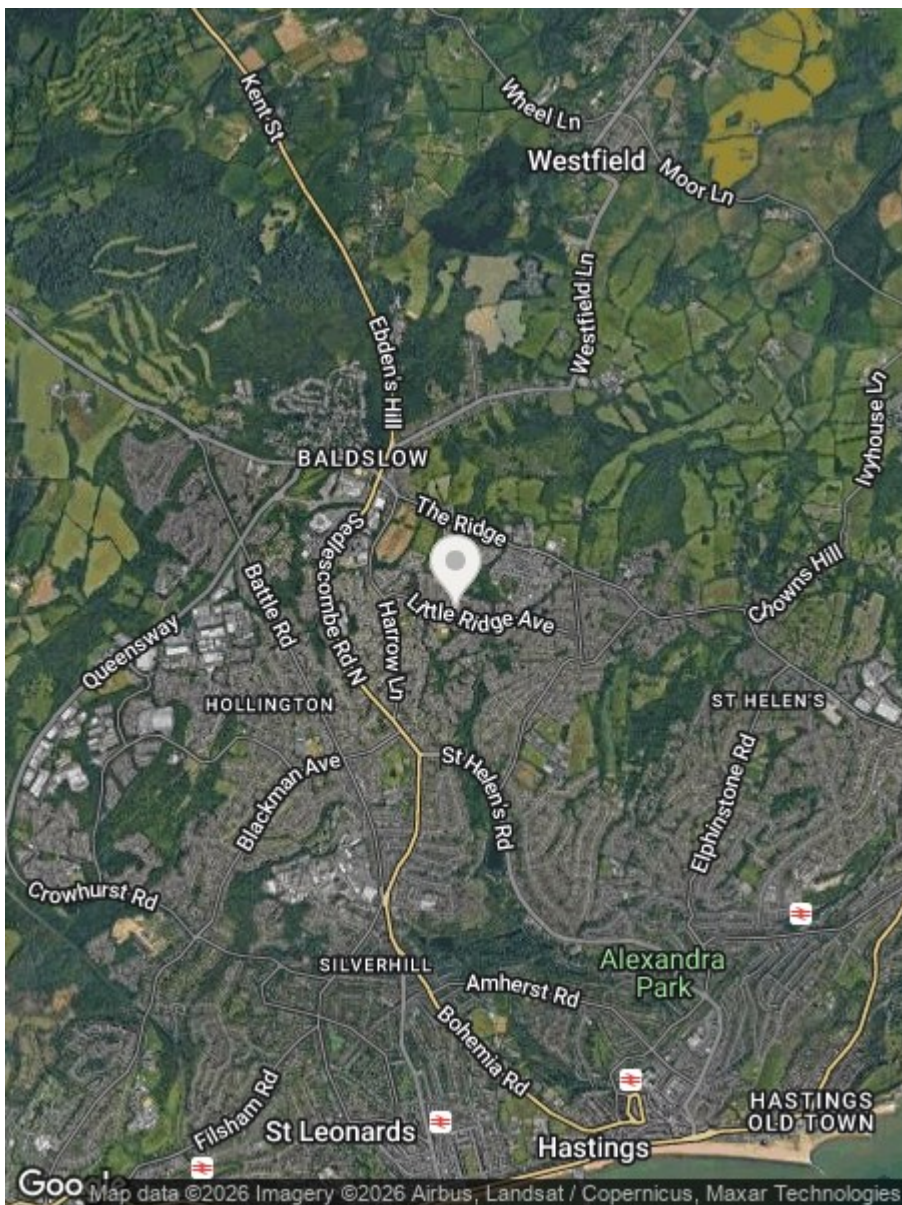
87.8 m²

947 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		
	70	84
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 - D

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:

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**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**