

**RUSH
WITT &
WILSON**



28 Woodspring Close, St. Leonards-On-Sea, TN37 7LT
Offers In Excess Of £219,950 Freehold

Nestled in the charming area of Woodspring Close, this delightful two bedroom end of terrace house presents an excellent opportunity for first-time buyers. The property boasts a well-proportioned living room and a kitchen/diner on the ground floor, providing a comfortable space for relaxation and entertaining. Upstairs, you will find two inviting bedrooms, perfect for rest and rejuvenation, along with a conveniently located bathroom. The house benefits from an allocated parking space, ensuring ease of access for you and your guests. One of the standout features of this property is the good-sized rear garden, which offers a wonderful outdoor space for gardening, play, or simply enjoying the fresh air. While some modernisation is required, this presents a fantastic chance to personalise the home to your taste and style. The location is particularly advantageous, with excellent schooling options nearby and the Conquest Hospital just a short distance away, making it ideal for families and professionals alike. Additionally, the property is chain-free, allowing for a smooth and straightforward purchase process. In summary, this end of terrace house in Woodspring Close is a promising prospect for those looking to step onto the property ladder in a desirable area. With its potential for modernisation and convenient location, it is not to be missed.









Floor 0



Floor 1



Approximate total area⁽¹⁾

53.4 m²

576 ft²

Reduced headroom

0.6 m²

6 ft²

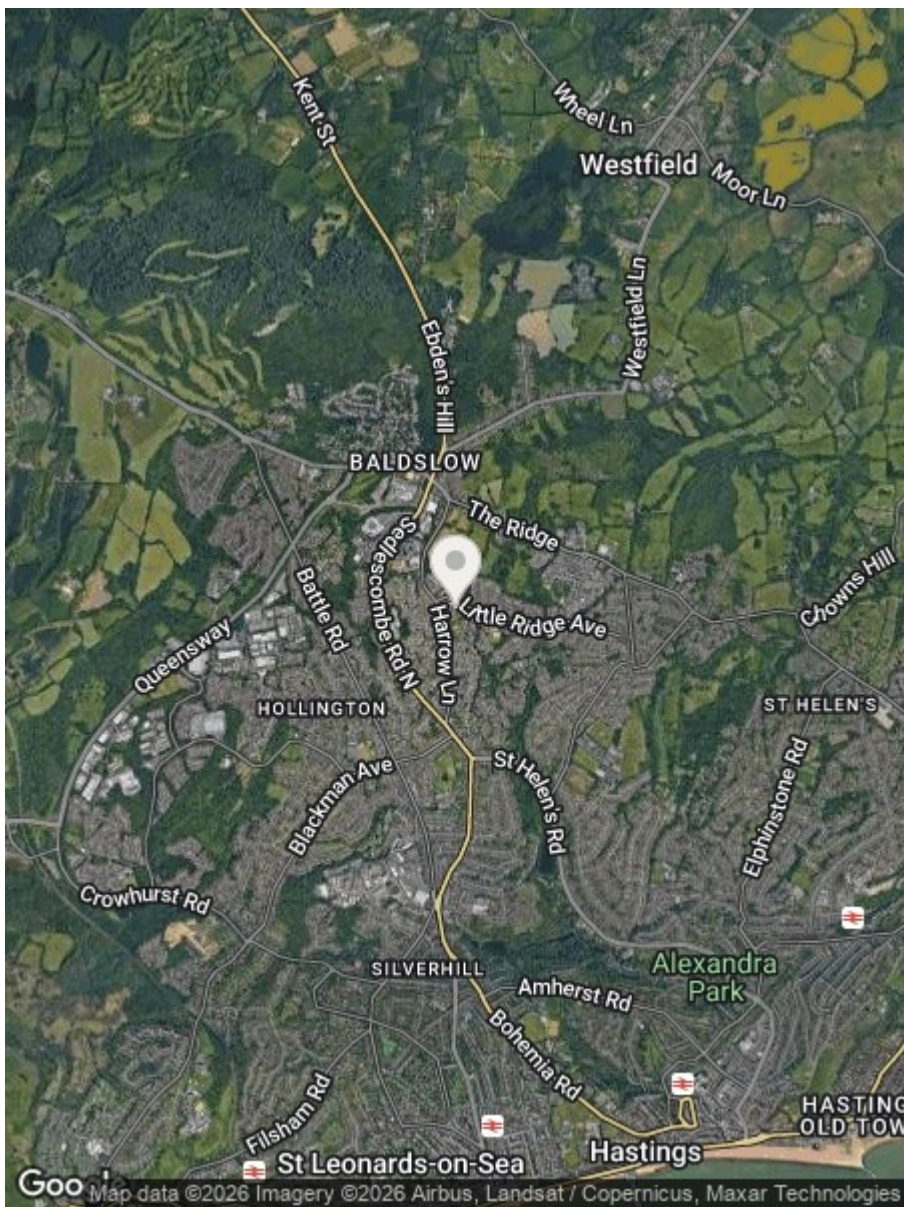
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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		88
(81-91) B		
(69-80) C		
(55-68) D	68	
(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 - 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:

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