

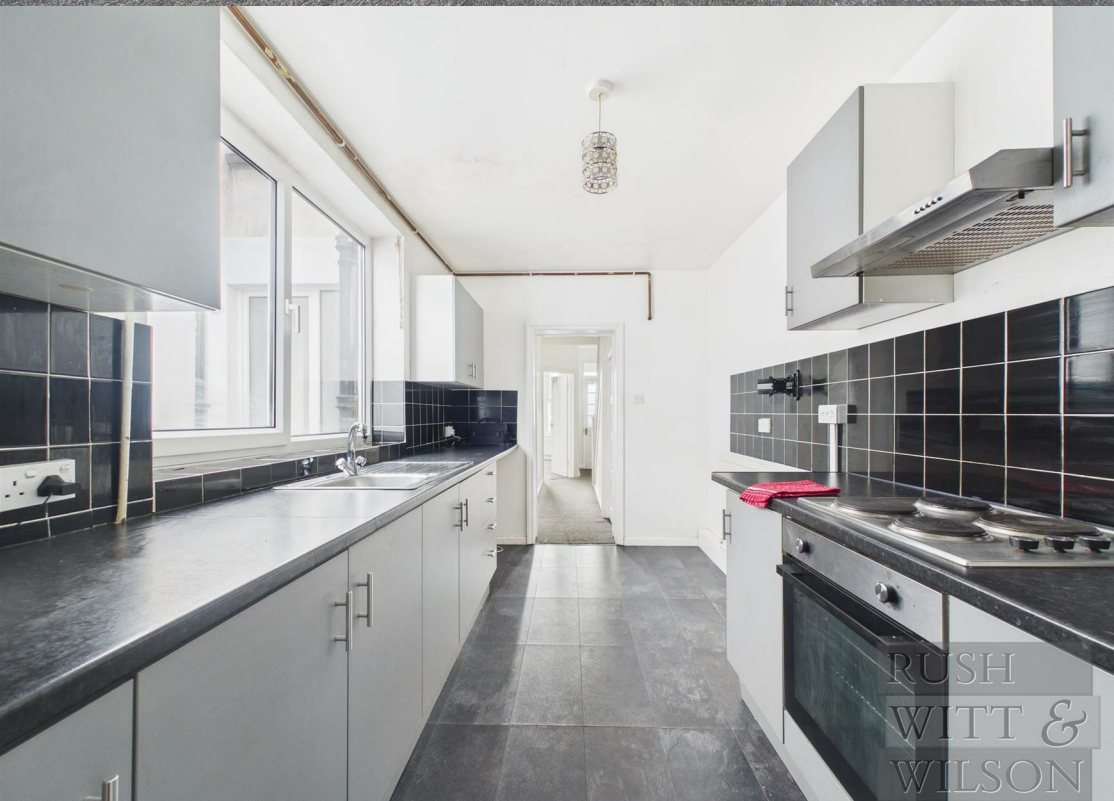
**RUSH
WITT &
WILSON**



31 Alma Terrace, St. Leonards-On-Sea, TN37 6QT
Offers In Excess Of £280,000 Freehold

Nestled in the charming area of Alma Terrace, St. Leonards on Sea, this delightful terraced house presents an excellent opportunity for those seeking a comfortable family home. Spanning an impressive 1,018 square feet, this two-story residence is designed to offer both functionality and warmth. Upon entering the ground floor, you are greeted by a practical layout that includes two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The fully-equipped kitchen, complete with a stove, is a culinary enthusiast's dream, providing ample space for meal preparation and family gatherings. Additionally, a convenient WC enhances the practicality of this level. As you ascend to the first floor, you will discover three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The elegantly-appointed bathroom, featuring a bath, adds a touch of luxury and ensures that both convenience and comfort are at the forefront of this home. The property also benefits from potential for off-road parking located opposite, a valuable asset in this desirable area. With its versatile layout and ample space, this home is perfect for families or individuals looking to create their own sanctuary. In summary, this terraced house in St. Leonards on Sea is not just a property; it is a canvas for your future, promising a lifestyle of comfort and convenience. Whether you are looking to invest or find your next family home, this residence is sure to meet your needs and exceed your expectations.

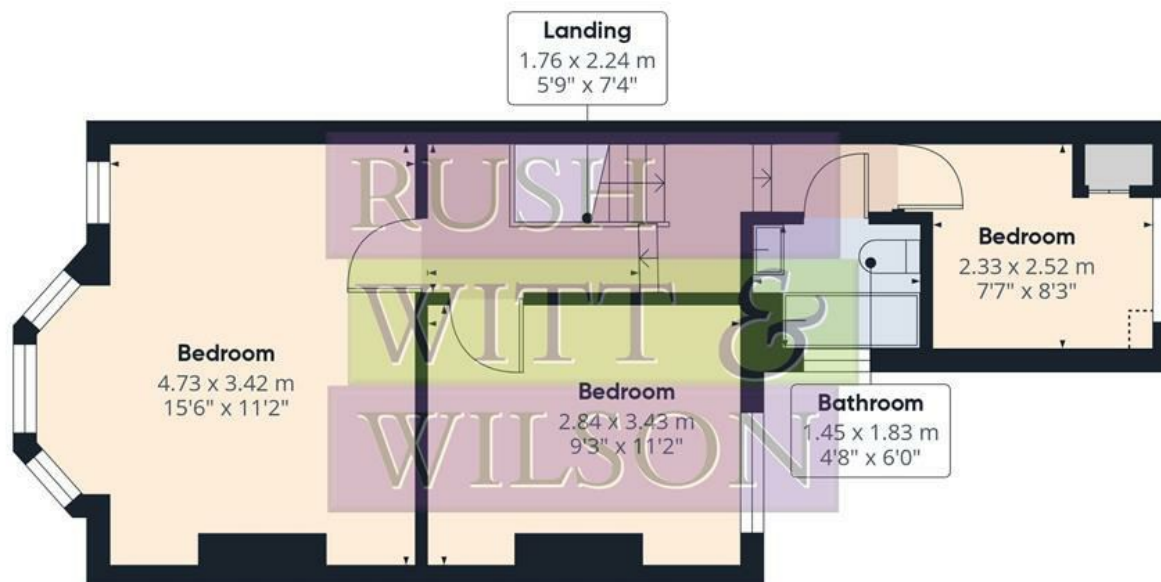








Floor 0



Floor 1

Approximate total area⁽¹⁾

94.6 m²

1018 ft²

Reduced headroom

0.1 m²

1 ft²

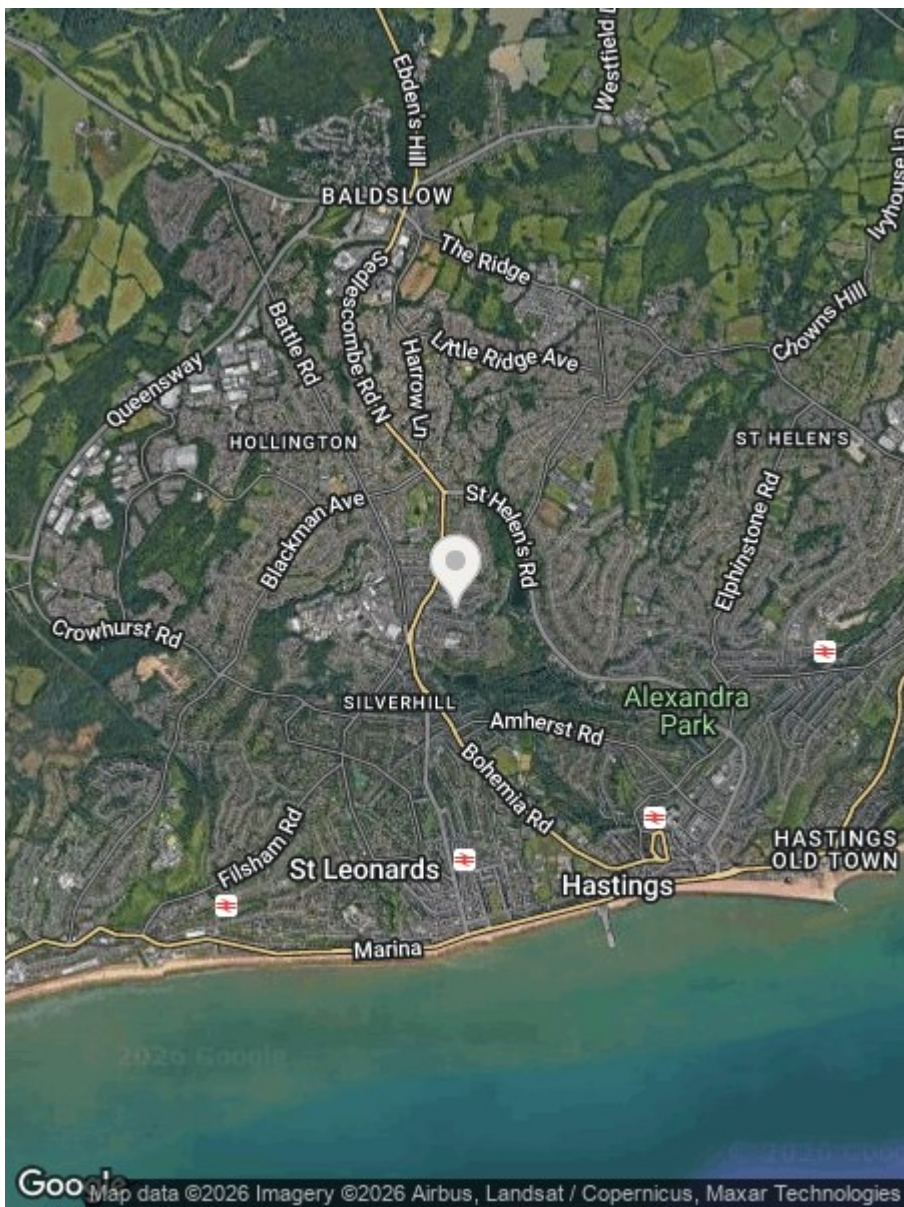
(1) Excluding balconies and terraces

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(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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