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**4 Addington Close, St Leonards On Sea, East Sussex TN38 OPW
£375,000 Freehold**

Nestled in the desirable Addington Close, St Leonards On Sea, this charming three-bedroom detached house presents an excellent opportunity for families seeking a comfortable and spacious home. Spanning an impressive 1,027 square feet, the property boasts a well-proportioned reception room, perfect for both relaxation and entertaining. The house features three inviting bedrooms, providing ample space for family members or guests. The main shower room is conveniently located and is to a modern standard, and there is an additional downstairs WC, enhancing the practicality of the home for busy households. Outside, the property is complemented by a garage and a driveway that accommodates two cars, ensuring that parking is never a concern. Externally to the rear a raised decking area accompanies an area of lawn ideal for relaxing and enjoying. While some updating is required, this presents a wonderful chance for new owners to personalise the space to their taste and style. Situated in a favoured postcode, this home is ideally located to take advantage of the local amenities and the beautiful surroundings that St Leonards On Sea has to offer. Whether you are looking to settle down in a family-friendly area or seeking a project to make your own, this detached house is a promising prospect. Don't miss the opportunity to make this house your home.









Floor 0



Floor 1

Approximate total area⁽¹⁾

95.3 m²

1027 ft²

Reduced headroom

0.5 m²

6 ft²

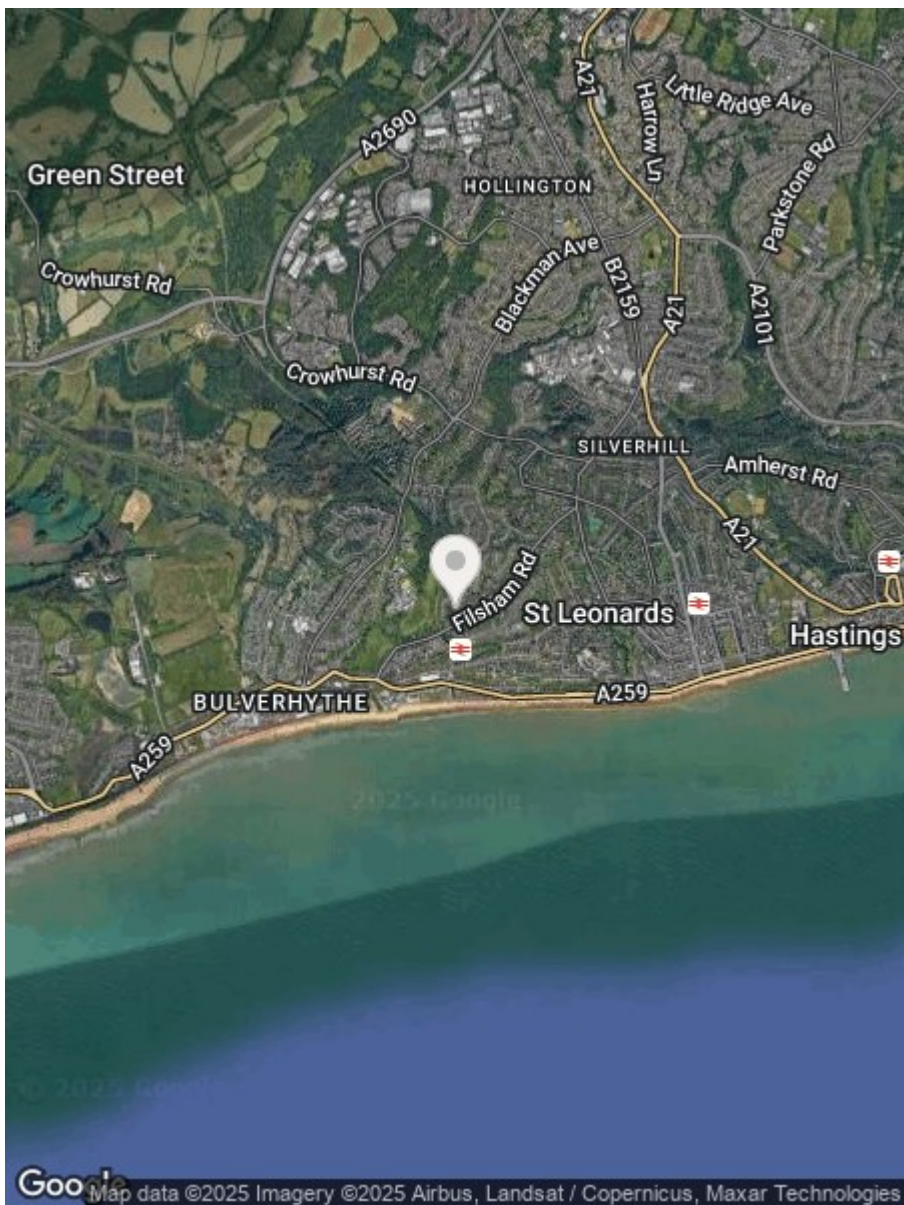
(1) Excluding balconies and terraces

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

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.

Council Tax Band – D

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

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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**