

**RUSH
WITT &
WILSON**



26 Little Ridge Avenue, St. Leonards-On-Sea, TN37 7LS
£250,000 Freehold

A well-presented two-bedroom semi-detached home situated within the ever-popular Little Ridge location, ideally positioned for convenient access to the Conquest Hospital, the A21, local shopping facilities, doctors' surgery and a range of nearby amenities, making it an excellent purchase for first-time buyers, downsizers or investors alike. The accommodation is arranged over two floors and is approached via an entrance lobby with stairs rising to the first floor and access through to the fitted kitchen. The kitchen in turn flows through to the spacious lounge/diner, creating an excellent entertaining and living space, with doors opening into the conservatory enjoying views and access onto the rear garden. To the first floor the property offers two well-proportioned bedrooms served by a family bathroom. Further benefits include an enclosed rear garden and allocated parking, with properties within this sought-after position rarely remaining available for long. Early viewing is highly recommended.

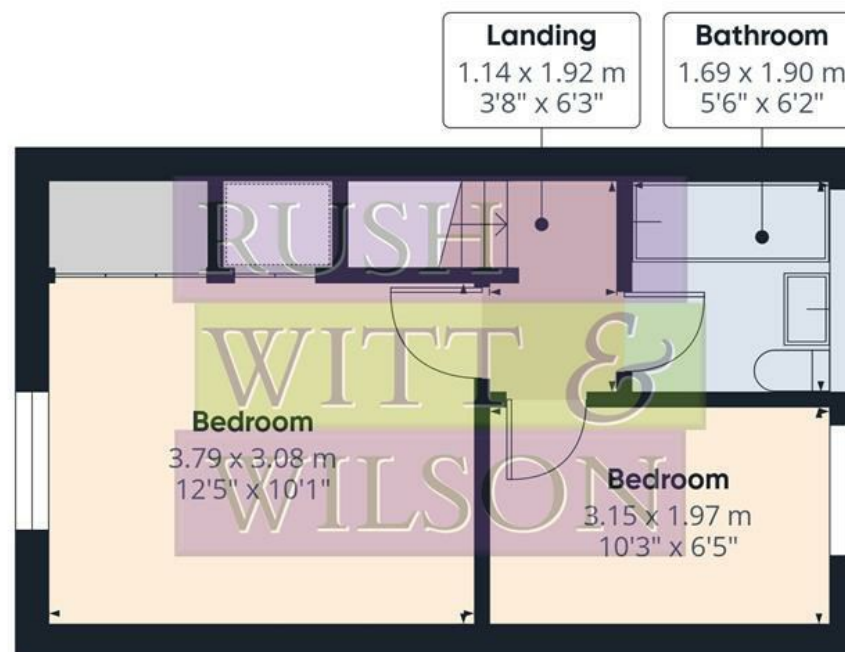








Floor 0



Floor 1

Approximate total area⁽¹⁾

60.2 m²

649 ft²

Reduced headroom

0.6 m²

7 ft²

(1) Excluding balconies and terraces

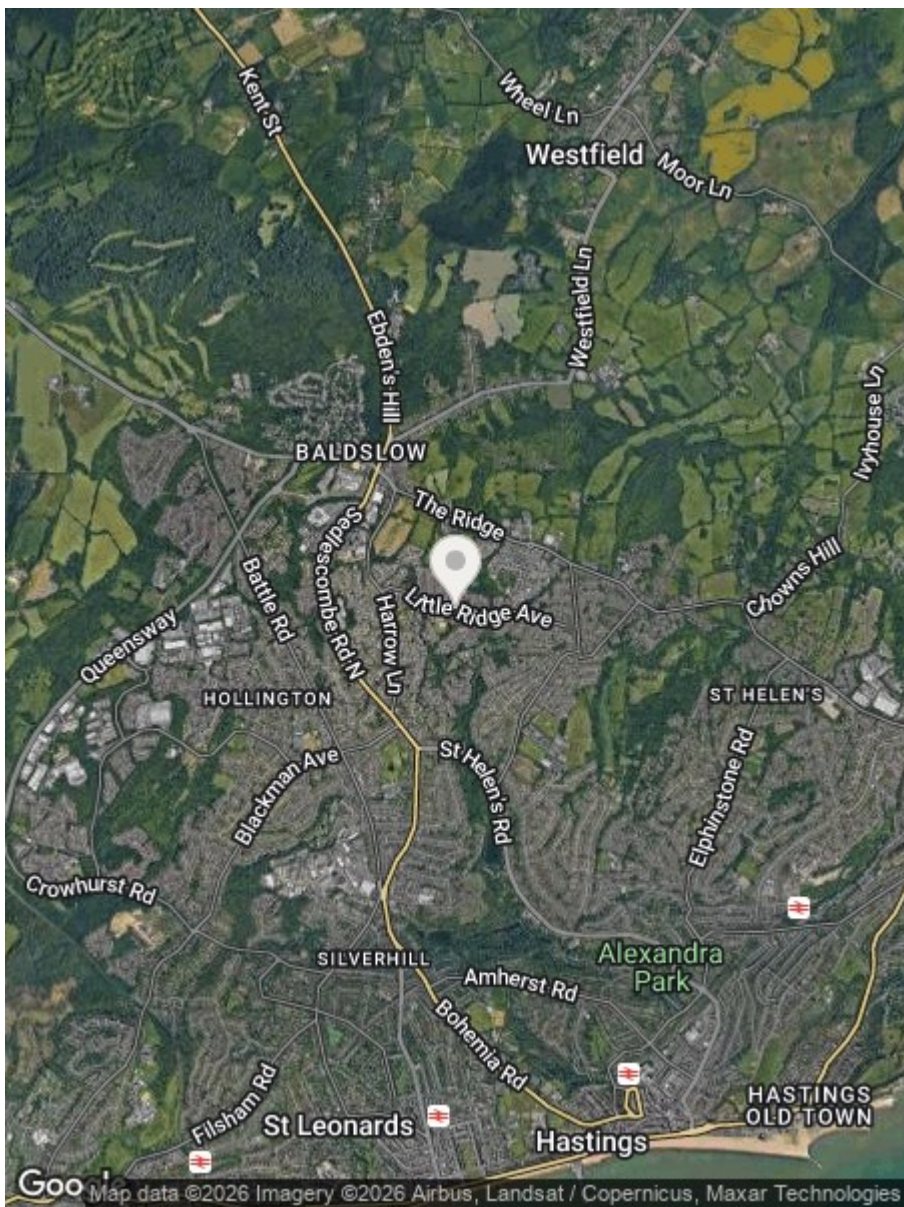
Reduced headroom

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	

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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**RUSH
WITT &
WILSON**

**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**