

**RUSH
WITT &
WILSON**



RUSH
WITT &
WILSON

**34 Kingsley Close, St. Leonards-On-Sea, East Sussex TN37 7BX
£285,000 Freehold**

A beautifully presented three-bedroom end-of-terrace home, benefiting from a conservatory and an allocated parking space, quietly positioned within a popular and sought-after cul-de-sac. The property offers well-proportioned and well-maintained accommodation throughout, comprising an entrance hallway, a 15ft living room opening into the conservatory and a modern fitted kitchen. To the first floor there are three bedrooms and a family bathroom. Outside, the home enjoys a private and family-friendly rear and side garden, providing excellent outdoor space, along with the convenience of an allocated parking space. Ideally located within easy reach of local schools and amenities, this property is considered an ideal family home and is perfectly suited to buyers seeking a quiet yet well-connected setting.





RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON

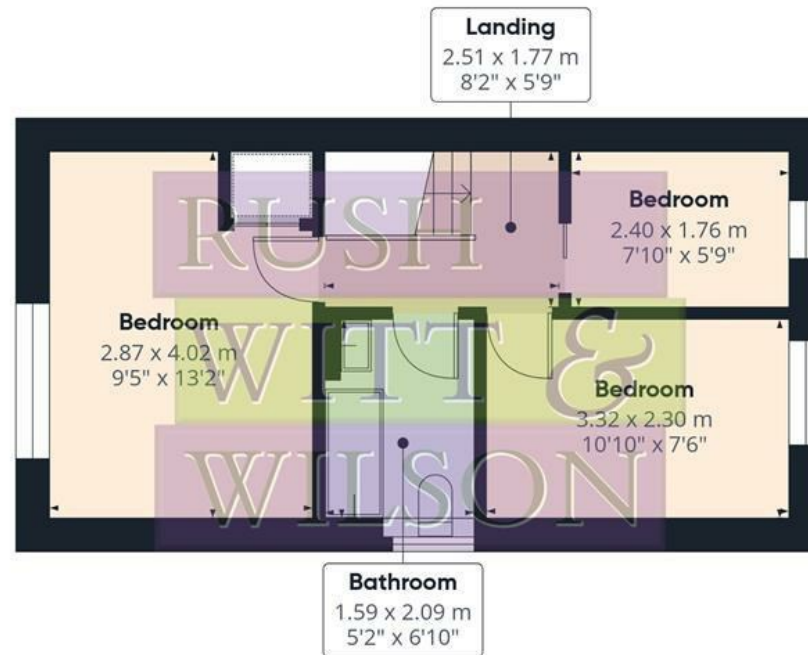


RUSH
WITT &
WILSON





Floor 0



Floor 1



Approximate total area⁽¹⁾

72.2 m²

777 ft²

Reduced headroom

0.5 m²

5 ft²

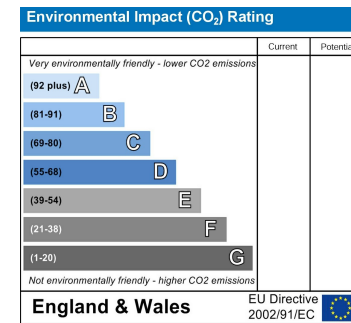
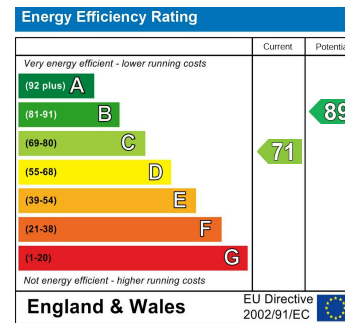
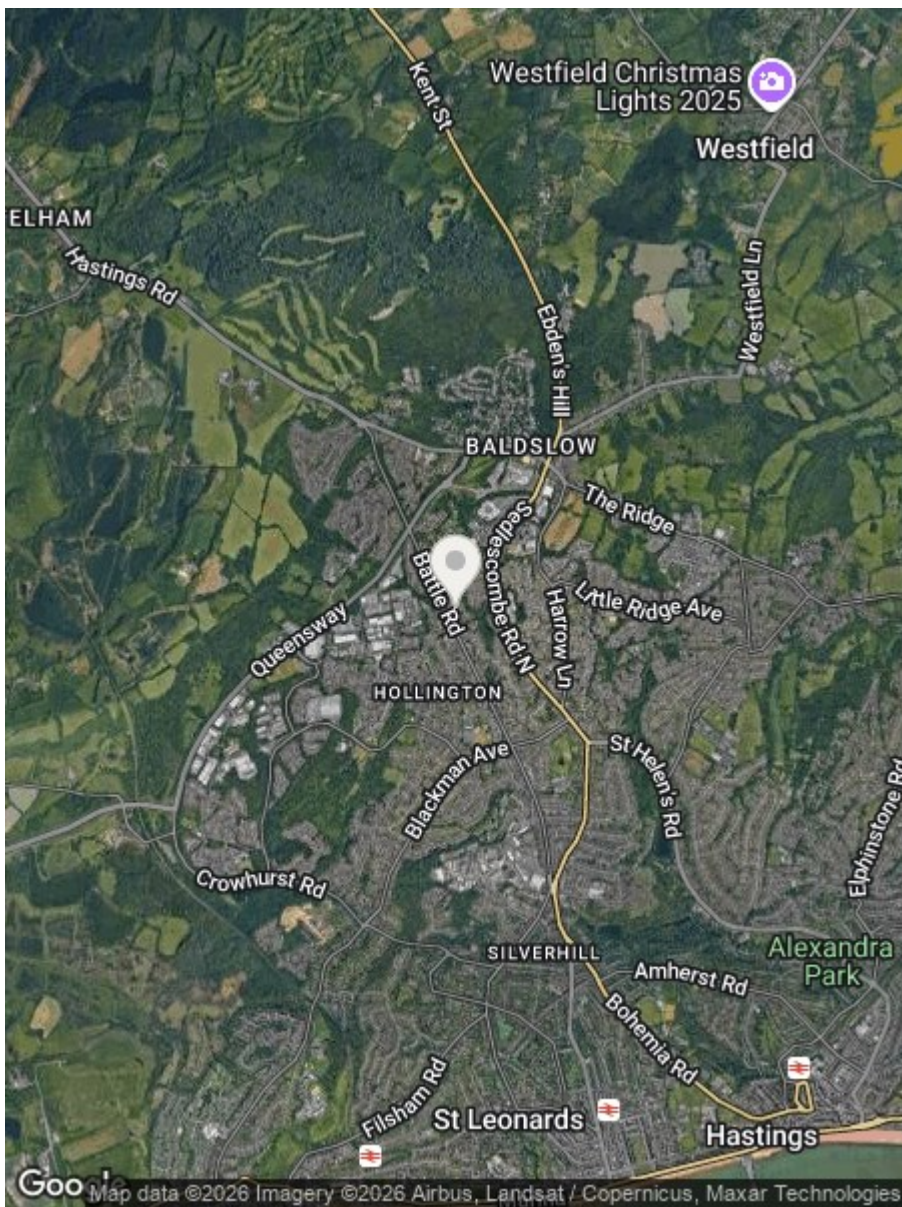
(1) Excluding balconies and terraces

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.

GIRAFFE360



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:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**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**