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**12 Hythe Avenue, St. Leonards-On-Sea, East Sussex TN38 8BE**  
**Guide Price £280,000 - £300,000**

**\*\*\*GUIDE PRICE £280,000 - £300,000\*\*\***Nestled in the highly sought-after Hythe Avenue, St. Leonards-On-Sea, this charming three-bedroom semi-detached house offers a delightful blend of modern comforts and coastal charm. The property boasts a south-facing rear garden that not only provides a sunny retreat but also offers stunning sea views, making it a truly special feature of the home. As well as a contemporary kitchen, which seamlessly flows into a useful utility room. Inside, the accommodation is thoughtfully laid out, beginning with an inviting entrance hall that leads to a spacious bay-fronted lounge, perfect for relaxation. An open plan kitchen/diner provides an ideal space for entertaining, while a conservatory extends the living area and invites natural light. The bespoke hand-built kitchen, featuring a charming butler's sink, is complemented by an adjoining utility room, offering ample space for appliances. On the first floor, you will find a generously sized bay-fronted double bedroom, alongside another double bedroom and a single bedroom, both of which enjoy elevated views towards the sea and the lush garden. A modern bathroom completes this floor, ensuring convenience for family living. The property is conveniently located near a variety of schools, bus routes, and local amenities, including the Ravenside Retail Park. Additionally, the beautiful beach at Glyne Gap is just a short stroll away, as is the neighbouring town of Bexhill and West St Leonards railway station, providing excellent transport links.





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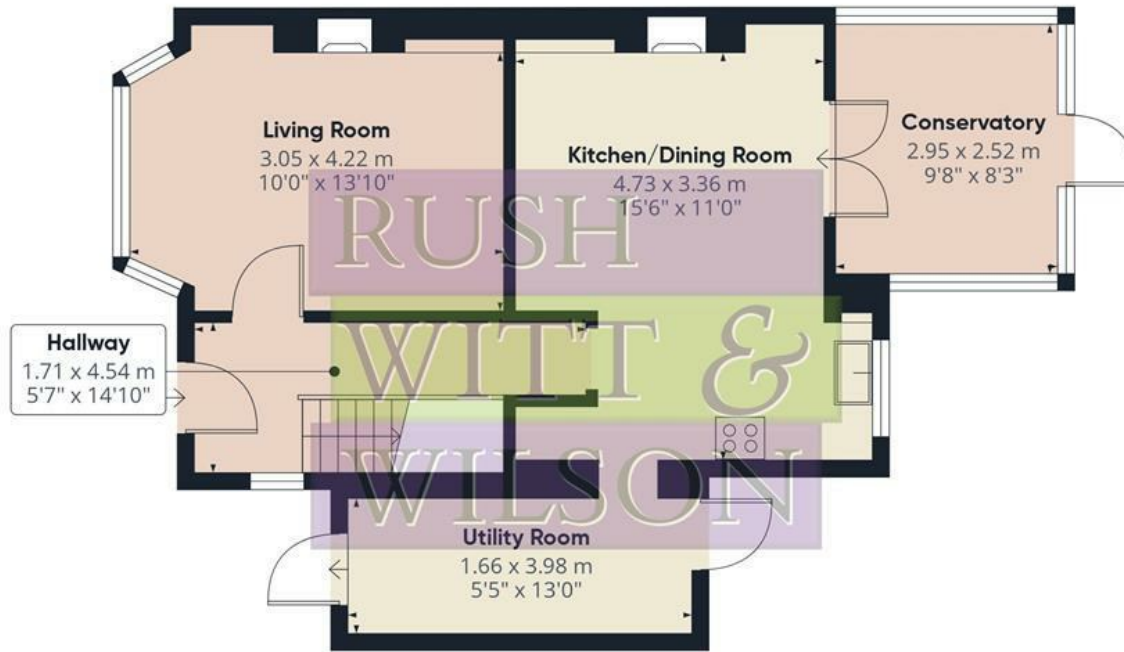


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Floor 0



Floor 1



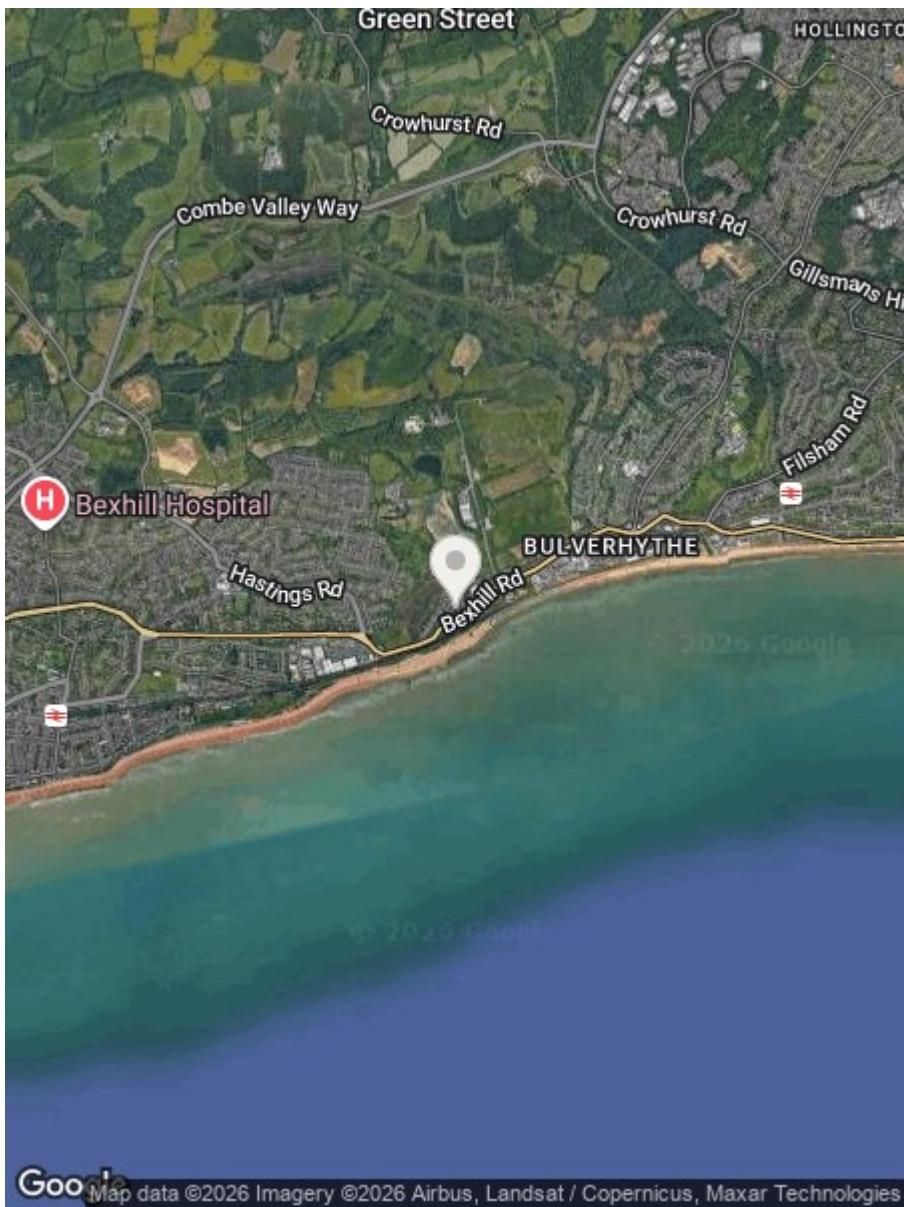
Approximate total area<sup>(1)</sup>


86 m<sup>2</sup>  
925 ft<sup>2</sup>


(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		58
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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.

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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](mailto:hastings@rushwittwilson.co.uk)  
[www.rushwittwilson.co.uk](http://www.rushwittwilson.co.uk)