

**RUSH  
WITT &  
WILSON**



**51 Salisbury Road, St. Leonards-On-Sea, TN37 6RX  
£300,000**

Nestled in the charming locale of St. Leonards-On-Sea, this delightful terraced house on Salisbury Road offers an exceptional opportunity for those in search of a new home. Spanning an impressive 957 square feet, the property features an inviting reception room that is well proportioned.

The house comprises two double bedrooms and a family-sized bathroom, complete with a walk-in shower, bath, and a WC.

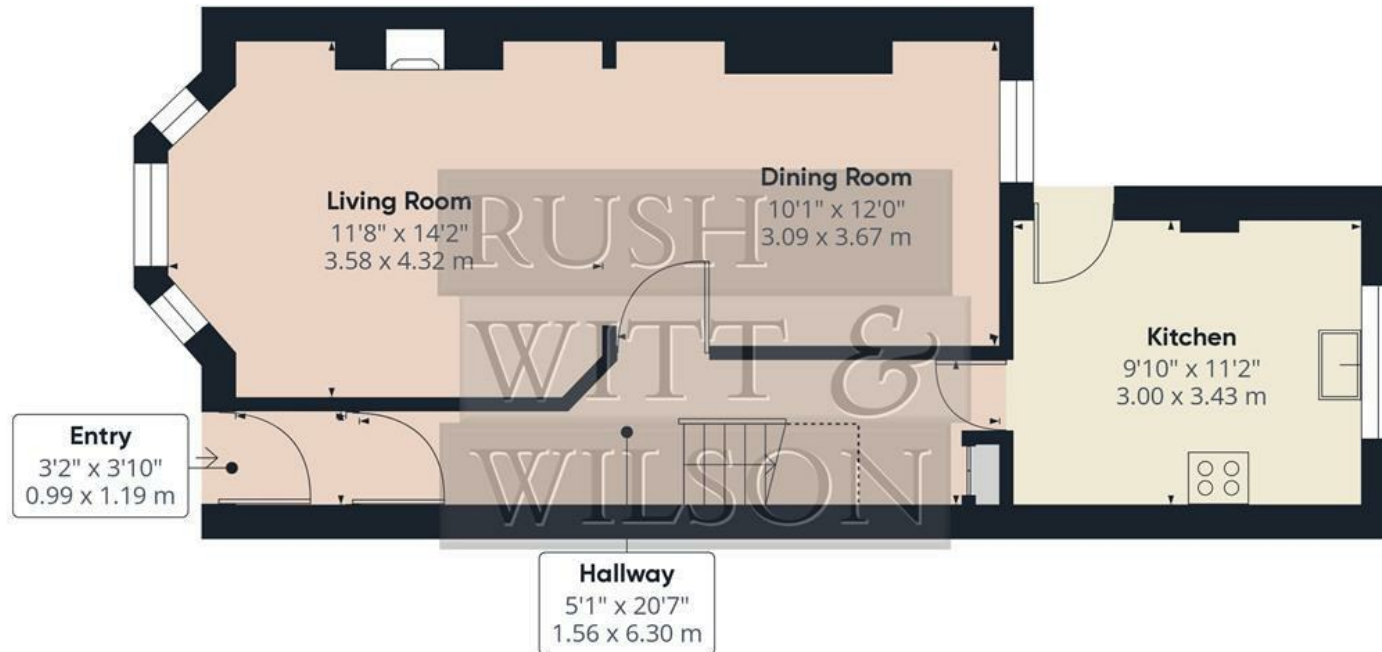
The property features double glazing throughout and outside is a private rear garden.

Nestled in the heart of Bohemia within easy walking distance of local shops and amenities and close to Hastings town centre with its vast array of shops, cafe's restaurants, local schools, Alexandra Park and mainline railway station. Whether you are a first-time buyer, a growing family, or looking to downsize, this property on Salisbury Road is a must-see. Do not miss the opportunity to explore the potential of this lovely home—arrange a viewing today and envision your future in this delightful setting.

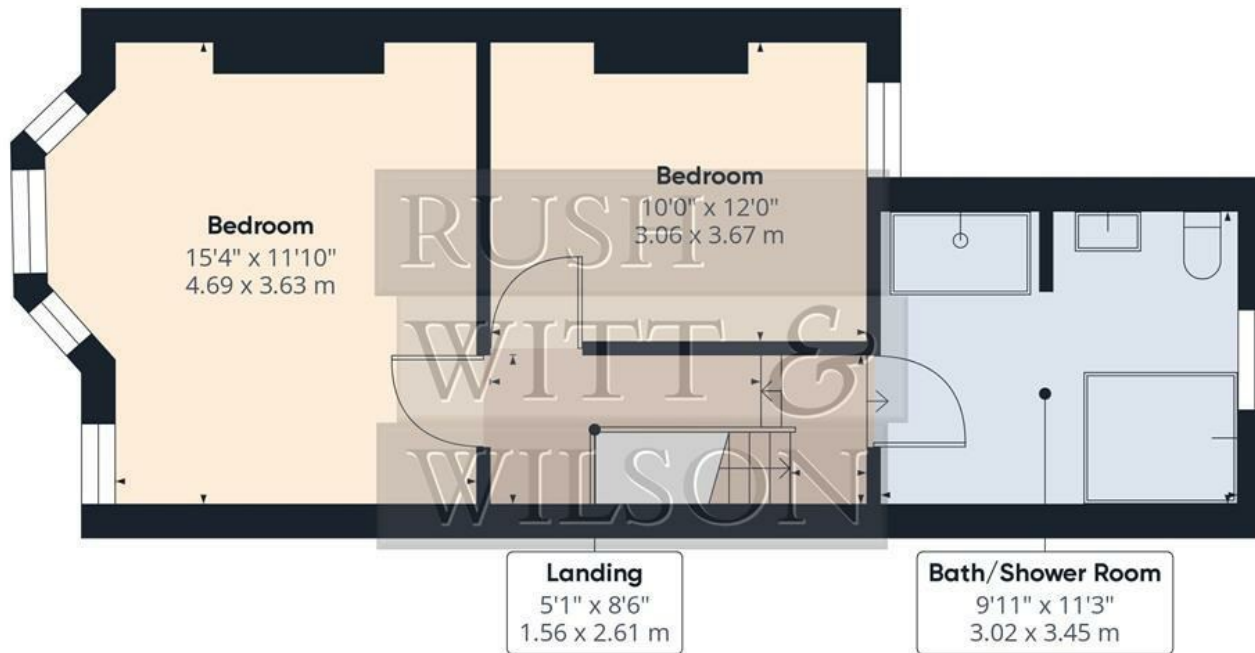








Floor 0



Floor 1

**Approximate total area**

957.77 ft<sup>2</sup>

88.98 m<sup>2</sup>

**Reduced headroom**

12.75 ft<sup>2</sup>

1.18 m<sup>2</sup>

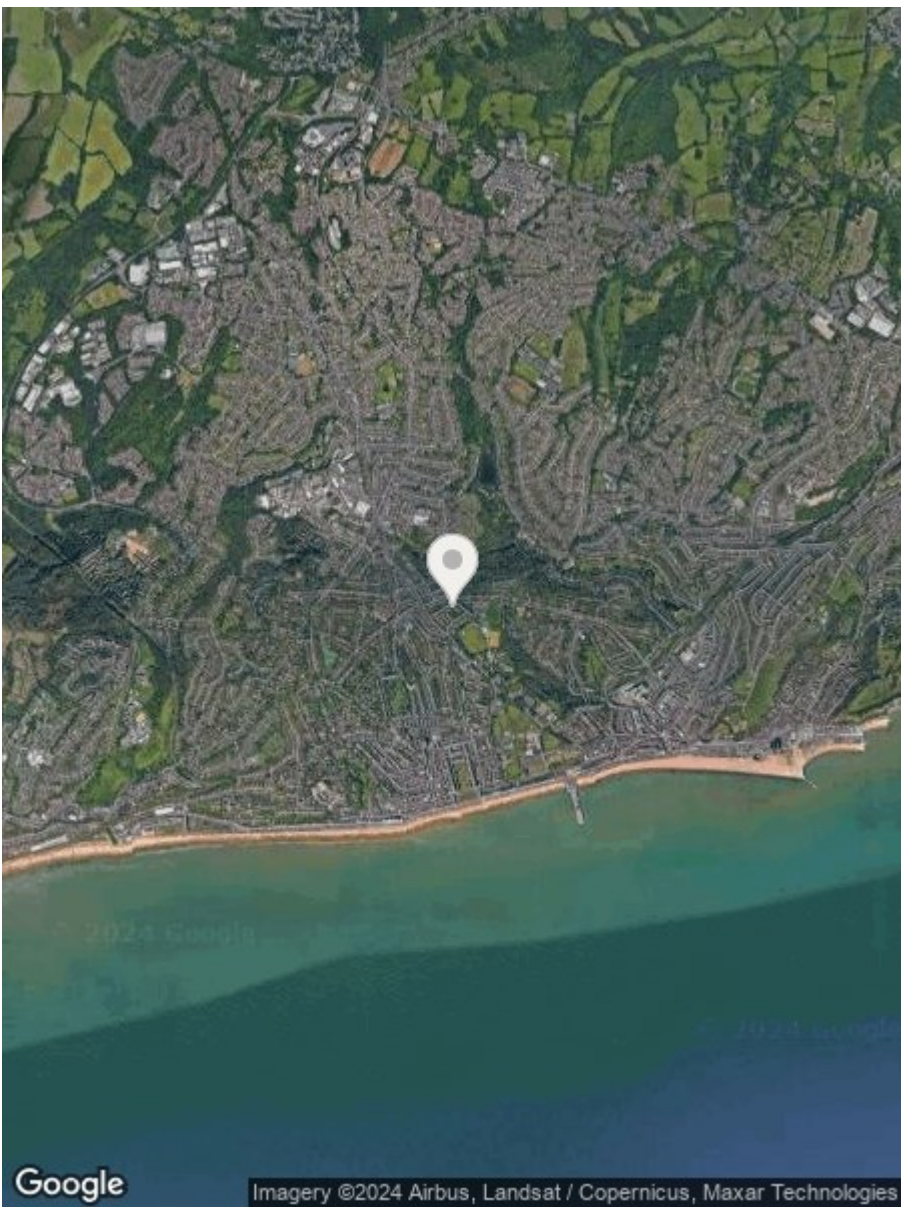
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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