

**RUSH  
WITT &  
WILSON**



**23 Muirfield Rise, St. Leonards-On-Sea, East Sussex TN38 0XL  
Offers In Excess Of £270,000**

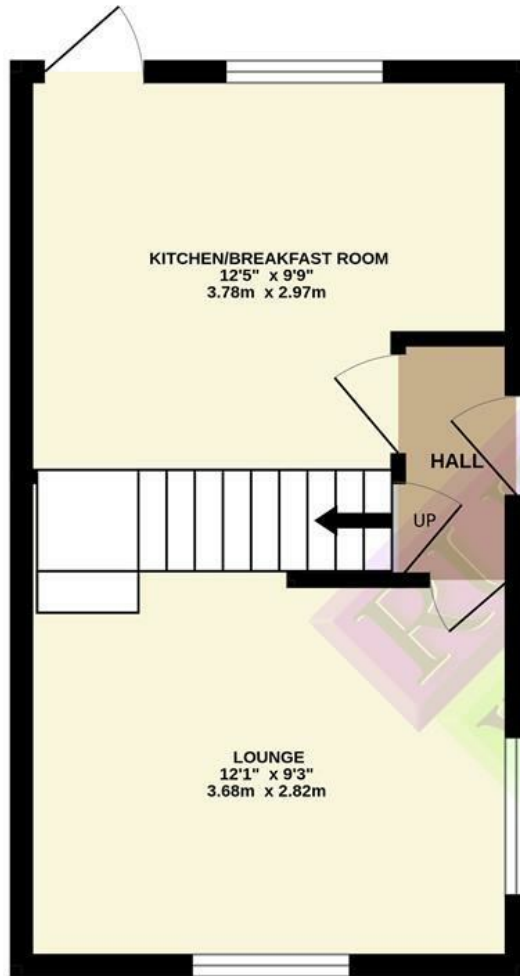
**This beautifully presented modern semi-detached home being ideally located upon the favoured side of this very popular road within West St Leonards with off street parking. Boasting an entrance hall, dual aspect living room to front, modern fitted kitchen/breakfast room to the rear with door to the garden. To the first floor are two bedrooms and a bathroom/wc. Externally the property offers off road parking and gardens to the front and rear with the rear garden being a particular feature. The property is found within a desirable residential road with bus routes, amenities, schools, and road links all found close by and the property and has the added benefit of gas central heating and double glazing. Early viewings are highly recommended.**



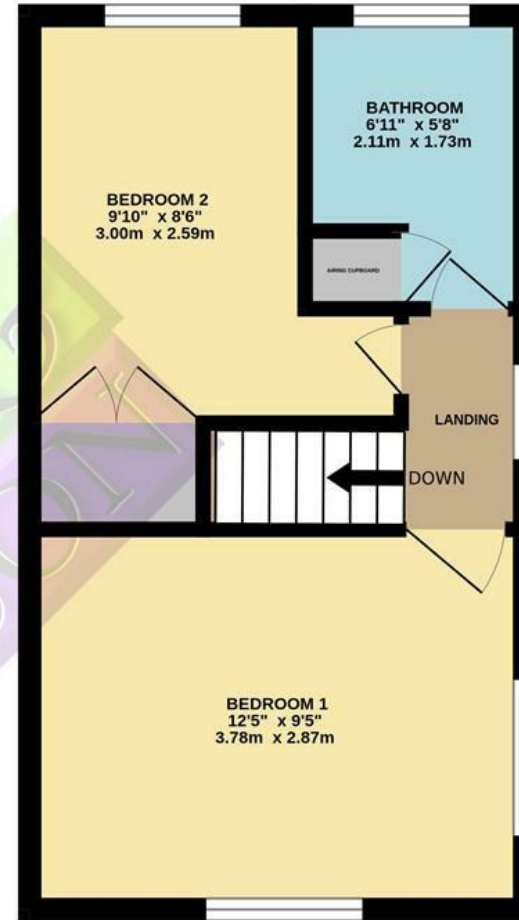


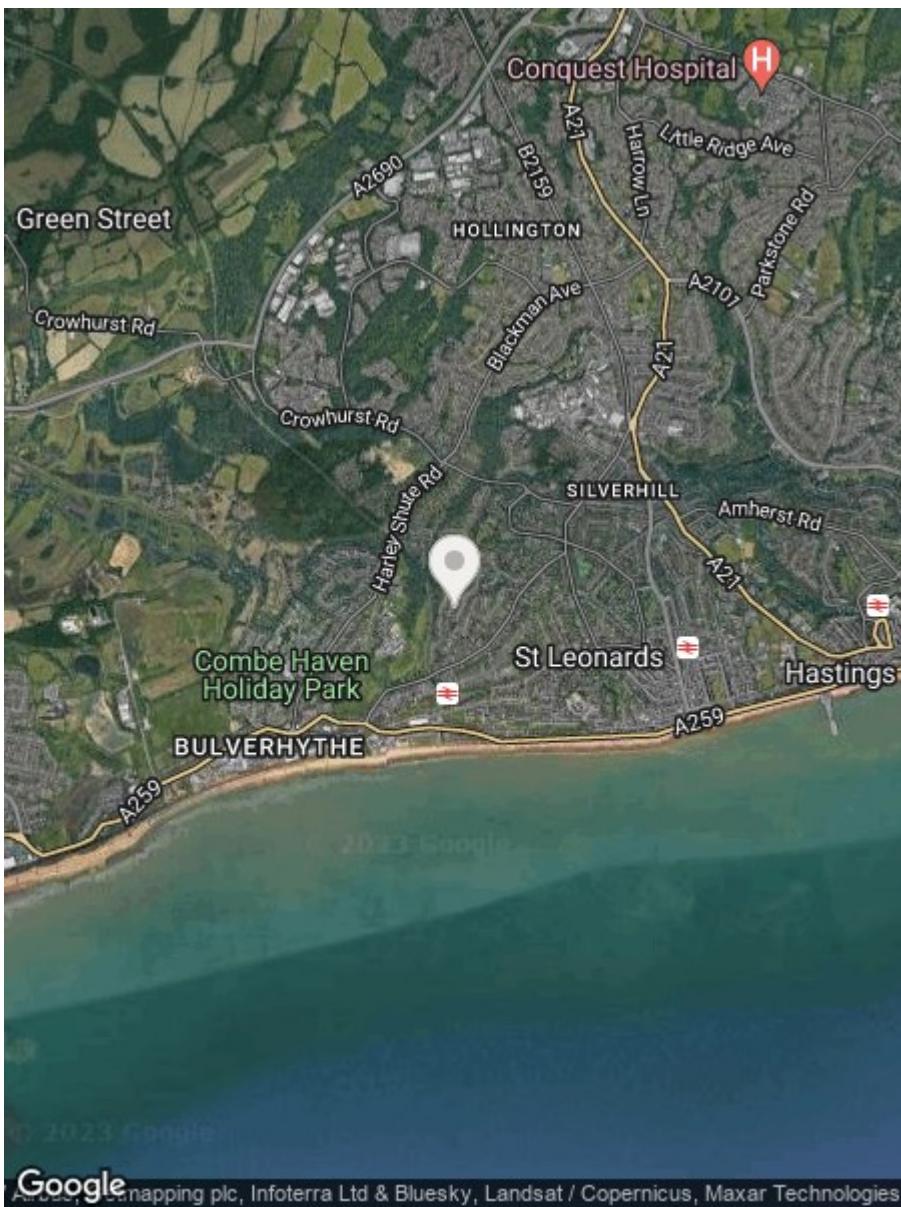


GROUND FLOOR



1ST FLOOR





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<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 CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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