

**RUSH  
WITT &  
WILSON**



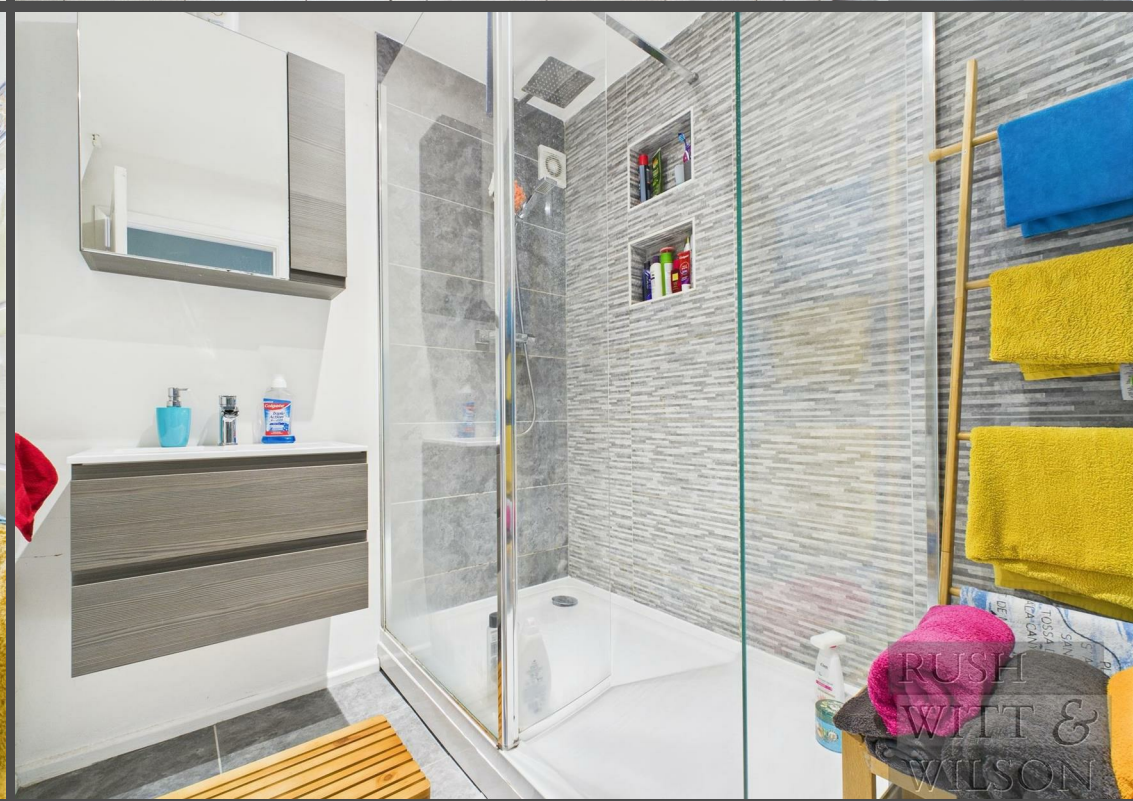
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**26 Asten Close, St. Leonards-On-Sea, East Sussex TN38 8DJ**  
**£325,000 Freehold**

**A deceptively spacious three-bedroom semi-detached family home with off-road parking, ideally situated in the sought-after West St Leonards area. Located within walking distance of local shops, well-regarded primary and secondary schools, and excellent transport links, this property offers both comfort and convenience for family living. The accommodation is well laid out, starting with a modern fitted kitchen at the front of the home, providing generous storage and worktop space. This leads through to an impressive open-plan living and dining area, which enjoys direct access to a bright conservatory, perfect for an additional reception room or flexible family space. The ground floor also benefits from a separate utility room and a stylishly presented shower room. Upstairs, the first floor hosts three well-proportioned double bedrooms, including a principal bedroom with built-in wardrobes. A family bathroom and a separate W/C complete the upper level. Outside, the enclosed rear garden features a wrap-around patio ideal for outdoor dining, an expanse of lawn, and a useful storage shed. To the front, a private driveway provides off-road parking for one vehicle. Positioned in a convenient and family-friendly location, this fantastic home is not to be missed.**









Floor 0



Floor 1

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

108.9 m<sup>2</sup>

1173 ft<sup>2</sup>

**Reduced headroom**

0.2 m<sup>2</sup>

2 ft<sup>2</sup>

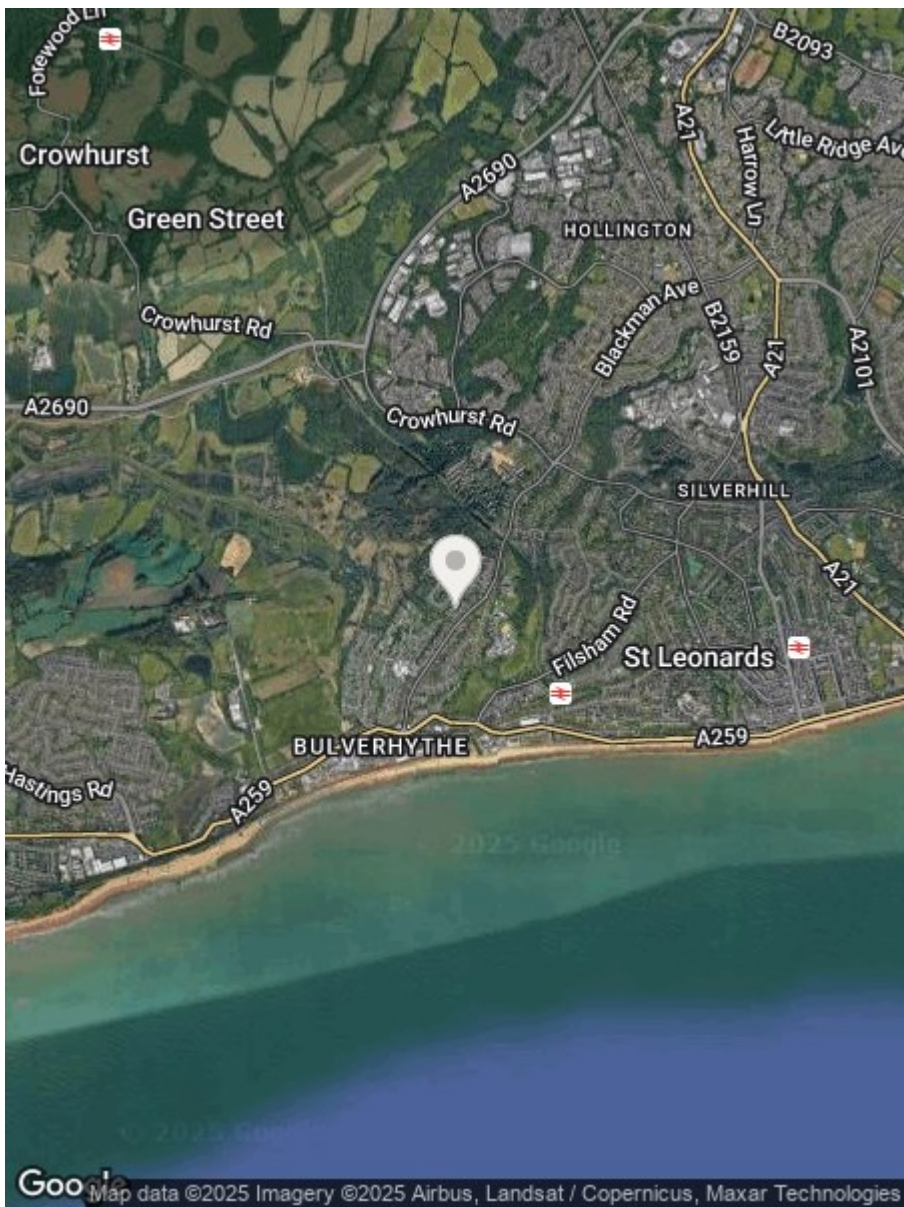
(1) Excluding balconies and terraces

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**



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – C

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding

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