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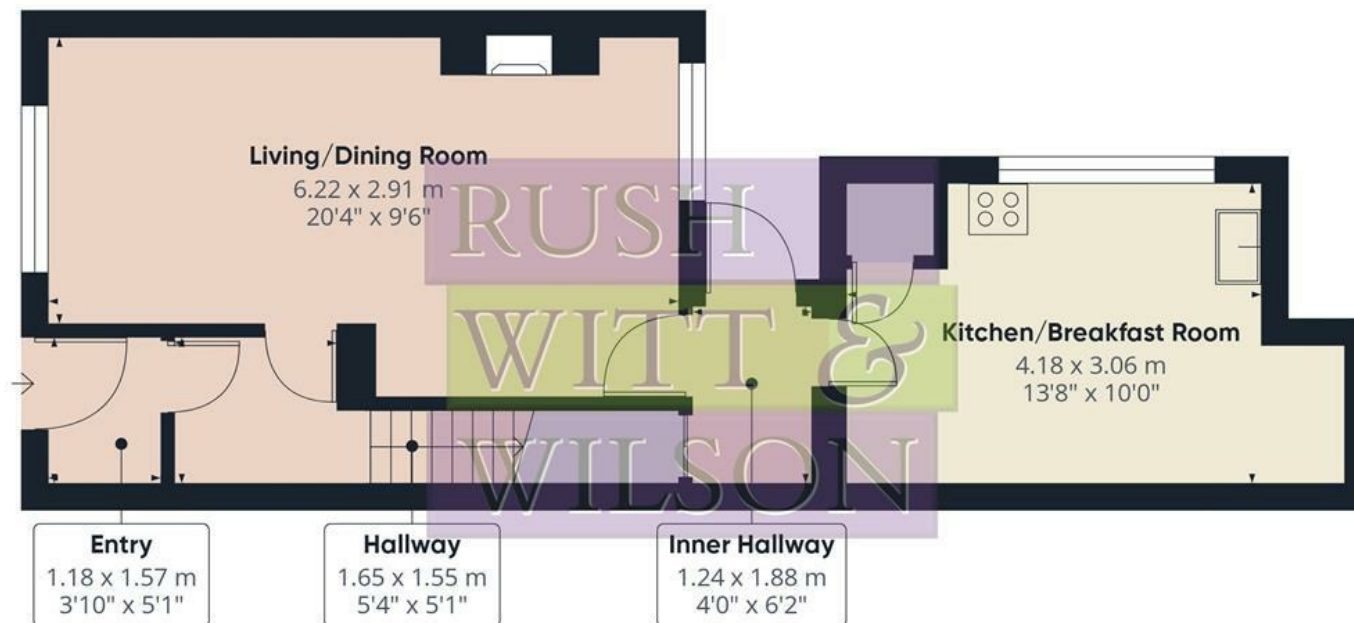
**30 Newgate Road, St. Leonards-On-Sea, TN37 6SB
Offers In The Region Of £285,000 Freehold**

We are delighted to present this beautifully extended three-bedroom family home, nestled in the highly sought-after area of St. Leonards-On-Sea. This charming property is just moments away from reputable schools and the vibrant Bohemia Quarter, which is brimming with unique shops and amenities. Additionally, the property is within walking distance of Alexandra Park, offering a serene escape for leisurely strolls or picnics. Inside, you will find a thoughtfully designed layout spread over two floors. An inviting internal porch leads into a welcoming entrance hall, which opens up to a double aspect living/dining room, perfect for family gatherings or entertaining guests. From here, an inner hall leads you to a delightful courtyard-style garden, ideal for enjoying the outdoors in a private setting, as well as a well-appointed kitchen/breakfast room that is sure to inspire your culinary adventures. Upstairs, the landing provides access to three generously sized bedrooms, each offering ample space for relaxation and rest. The main family bathroom is conveniently located nearby, ensuring practicality for family living. A lovely balcony adds an extra touch of tranquillity, providing the perfect spot for a bistro table and potted plants, where you can enjoy your morning coffee or unwind in the evening. With a combination of electric heating and gas radiators, this home perfectly balances comfort and style, making it an ideal choice for families or those seeking a peaceful retreat in a vibrant community. This property truly embodies the essence of modern family living in a desirable location.

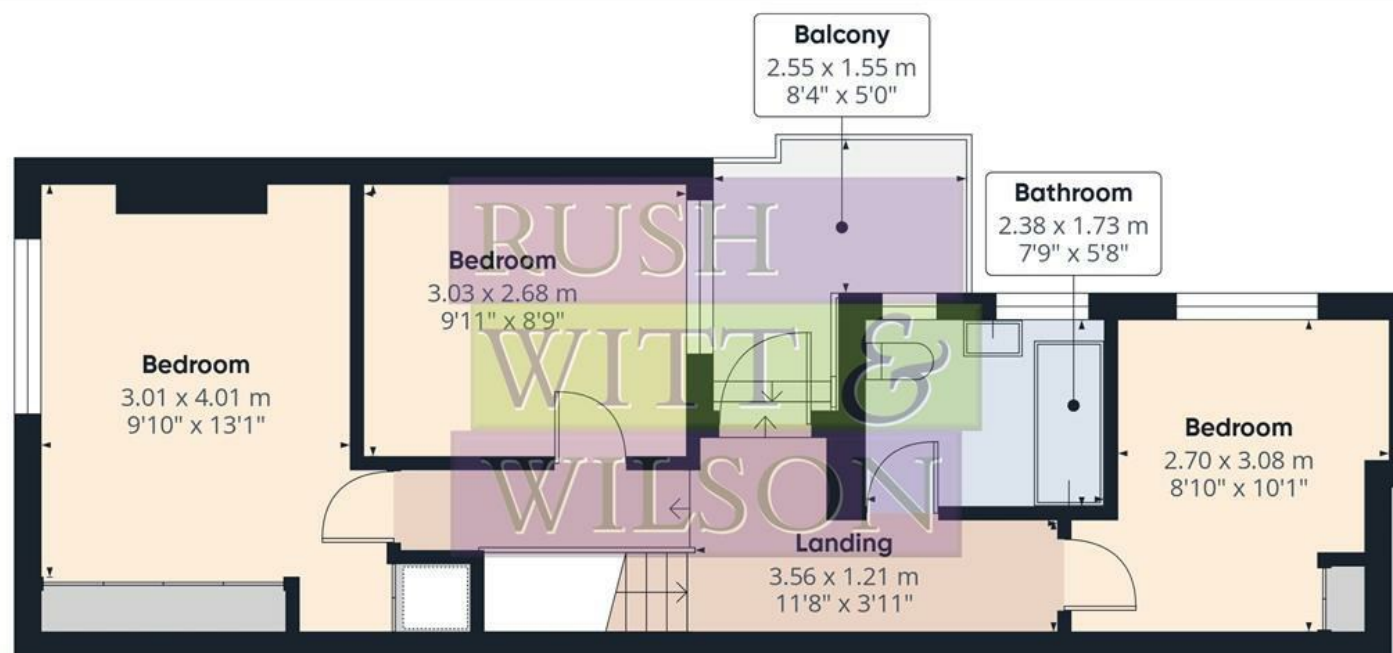








Floor 0



Floor 1

Approximate total area^m

86.1 m²

926 ft²

Balconies and terraces

5.2 m²

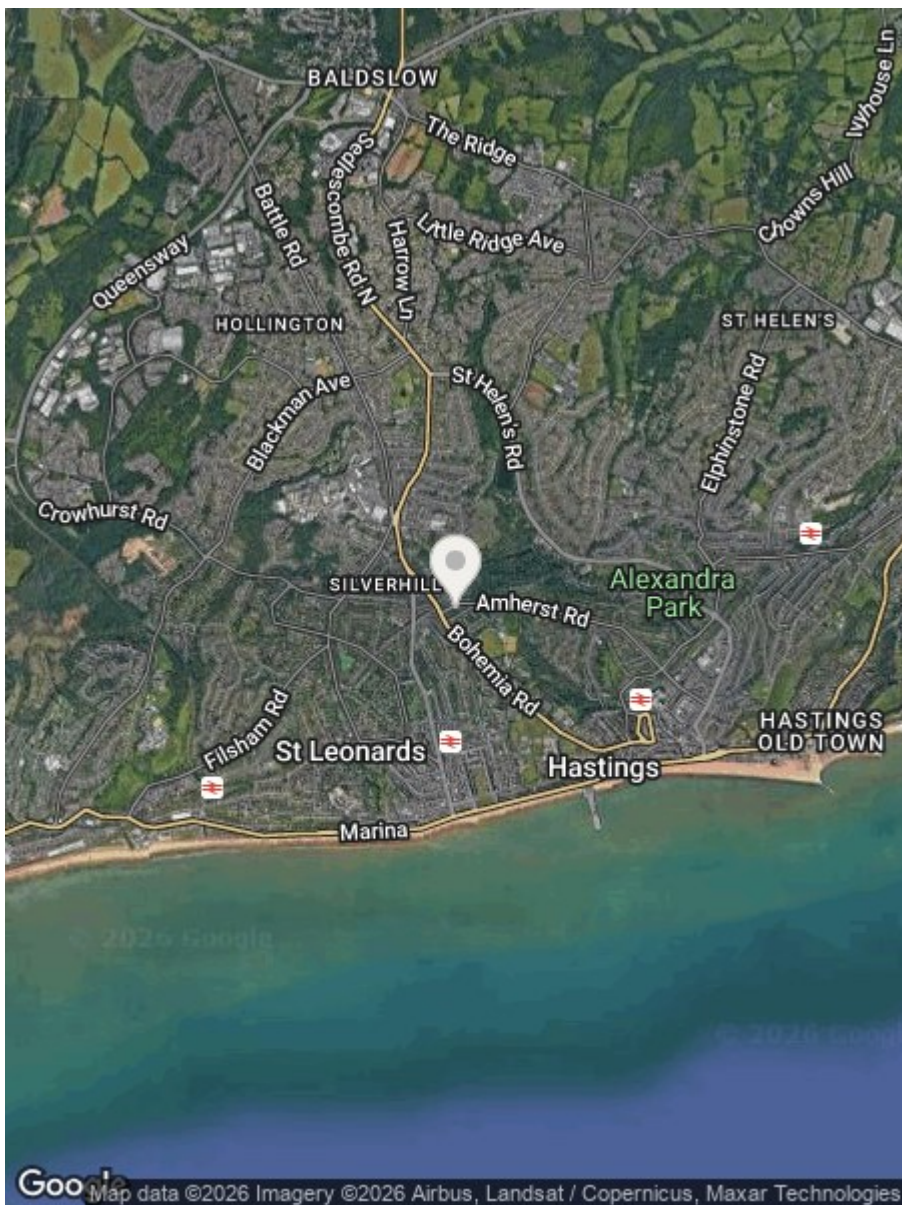
56 ft²

(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		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

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).
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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.
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