

**RUSH  
WITT &  
WILSON**



RUSH  
WITT &

**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.





RUSH  
WITT &  
WILSON



RUSH  
WITT &  
WILSON

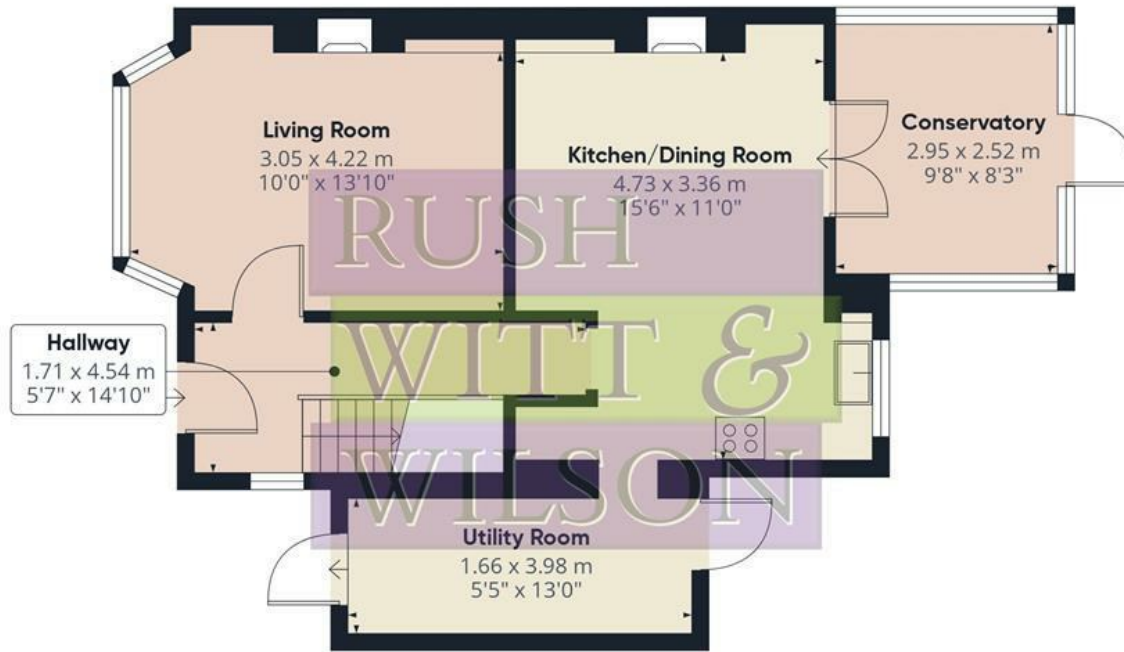


RUSH  
WITT &  
WILSON



RUSH  
WITT &  
WILSON





Floor 0



Floor 1



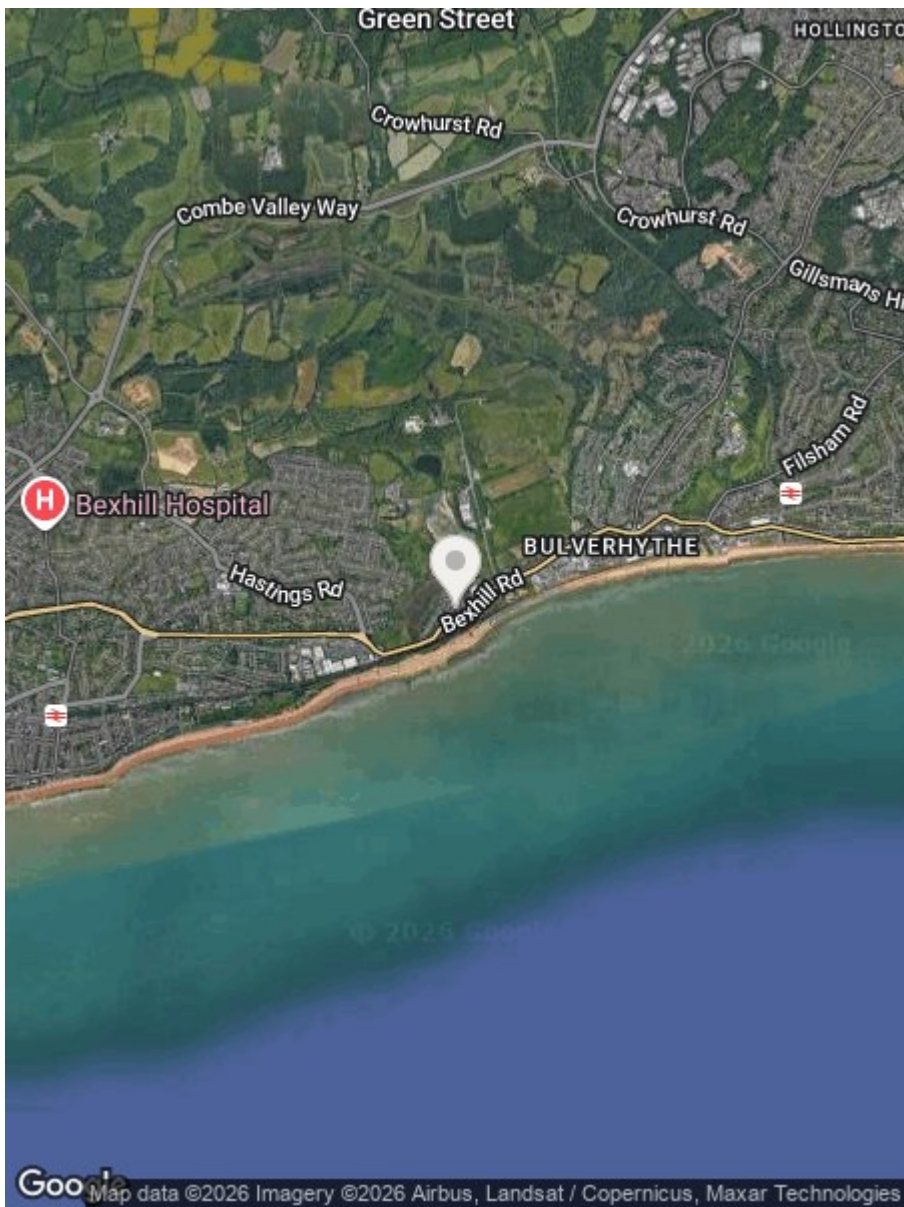
Approximate total area<sup>(1)</sup>


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.

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).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
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.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

3



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)