

**RUSH  
WITT &  
WILSON**



**101 Oxford Road, St. Leonards-On-Sea, East Sussex TN38 9ES**  
**Offers In Excess Of £250,000**

**Brought to market with no onward chain and vacant possession, an opportunity has arisen to purchase this spacious three bedroom semi detached house enjoying generous gardens to front and rear. The property offers double glazing, gas fired central heating and is conveniently found for local amenities, schooling and bus routes. The accommodation offers an entrance hall, kitchen, living room with separate dining room, to the first floor three spacious bedrooms and a bathroom/wc. The property has the further advantage of having a brick outbuilding ideal for storage and enjoys a private setting with a woodland view to the rear. Early viewings are encouraged for this property by appointed agents Rush Witt & Wilson.**



### **Entrance Hall**

Part glazed upvc entrance door, stairs rising to the first floor, radiator, wall mounted thermostat control, deep understairs recess housing gas and electric meters, doors off to the following:

### **Lounge**

13'7 x 13' (4.14m x 3.96m)

Double glazed window and door to rear providing views and access onto the rear garden with a verdant outlook beyond, stone fireplace with wooden mantel and wooden display areas to the chimney recess, radiator, wall lights, carpet as laid.

### **Kitchen**

9'8 x 9'4 (2.95m x 2.84m)

Double glazed window to front, space for cooker, space and plumbing for washing machine, currently found with a range of wall and base units with work surfaces over, sink unit with side drainer, tiled floor, part tiled walls, radiator, shelved pantry style cupboard, double glazed door leading to the side of the property.

### **Dining Room**

11'3 x 8'6 (3.43m x 2.59m)

Double glazed window to rear, radiator, carpet as laid.

### **First Floor**

### **Landing**

Turn staircase with a feature transparent block tiling affording light into the area, access to loft space, shelved airing cupboard, doors off to the following:

### **Bedroom One**

12'5 x 12' (3.78m x 3.66m)

Double glazed window to rear overlooking the garden with a verdant outlook, radiator, carpet as laid.

### **Bedroom Two**

12'7 x 8'6 (3.84m x 2.59m)

Double glazed window to rear overlooking the rear garden with a verdant outlook, radiator, carpet as laid,

### **Bedroom Three**

10' x 8'7 (3.05m x 2.62m)

Double glazed window to front, radiator, carpet as laid.

### **Bathroom/WC**

7'8 x 7'5 (2.34m x 2.26m)

Double glazed opaque window to front, white suite comprising panel enclosed bath with mixer tap and shower spray attachment with glazed shower screen, pedestal wash hand basin, low level wc part tiled walls, radiator.

### **Outside**

#### **Front Garden**

Externally to the front the property offers an enclosed front garden which is in principle laid to lawn, mature shrubs to boundaries affording seclusion and privacy, gate and pathway with steps leading down to the entrance door, gated side access leading to:

#### **Rear Garden**

Patio area to the immediate rear, area of lawn set beyond, enclosed with close board timber fencing, gate provides access to the larger area of garden with fencing, mature shrubs and hedgerows to

boundaries. To the side of the property there is an OUTBUILDING 10'2 X 6'4 (3.10m x 1.963m) that is brick built with a window to rear providing generous storage with light and power. An EXTERNAL LOBBY currently houses a wall mounted boiler with a double glazed window to side.

### **Agents Note**

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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		 86
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		 86
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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