

**RUSH  
WITT &  
WILSON**



**54 Southwater Road, St. Leonards-On-Sea, East Sussex TN37 6JS  
Offers In Excess Of £525,000**



**An opportunity to secure a beautiful large four storey Victorian mid terraced house originally built in 1874 within this vibrant location with its plethora of eateries, bars, galleries, Warrior Square mainline railway station and the seafront promenade found within a short five-minute stroll.**

**Found with double glazing, gas fired central heating and some original features. The accommodation comprises via entrance hall a large bay fronted living room, bedroom, to the first and second floors four bedrooms and two bathrooms, to the lower ground floor a main reception room that opens to the modern fitted kitchen and a utility/wc. Properties within this road are increasingly popular and viewings are encouraged via appointed sole agents Rush Witt & Wilson.**







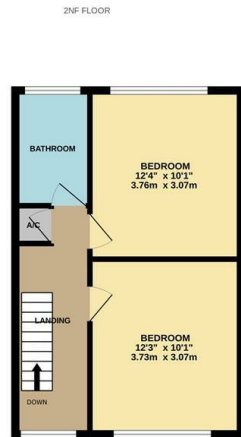
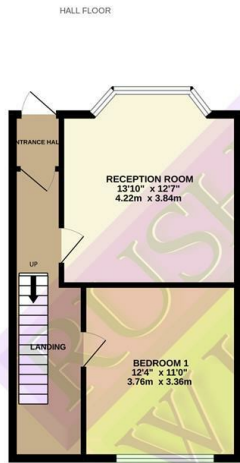
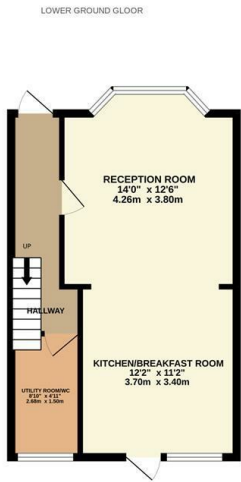




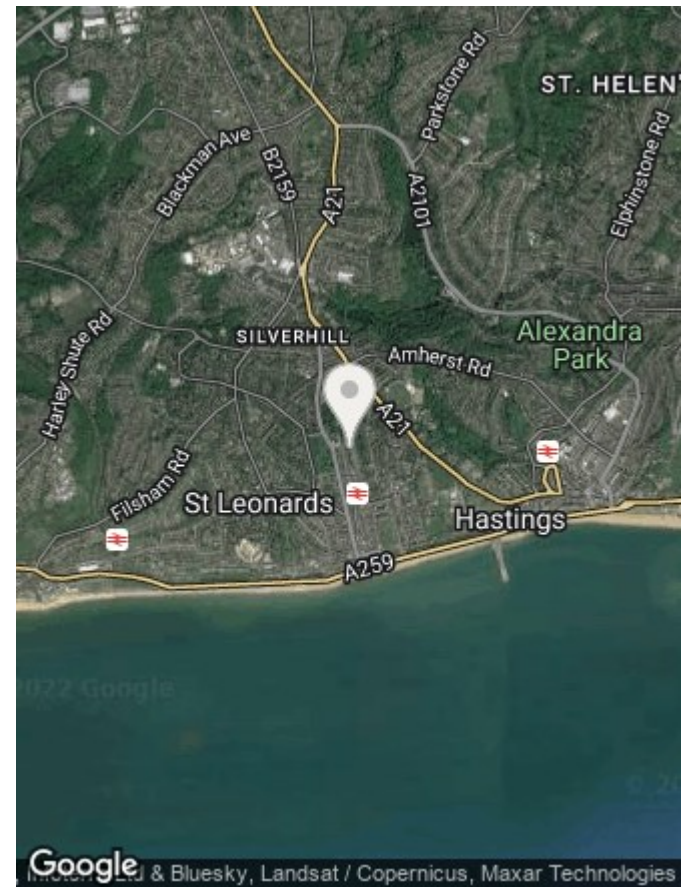








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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	83

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	



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