

**RUSH
WITT &
WILSON**



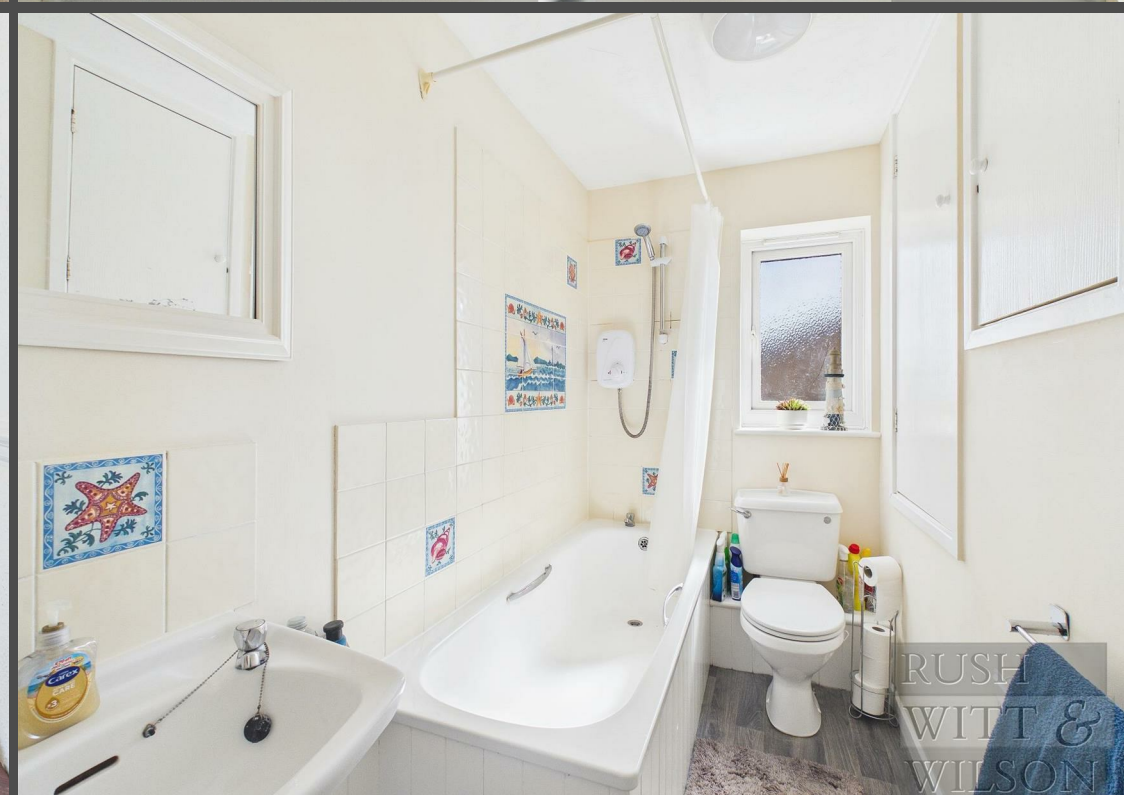
**RUSH
WITT &**

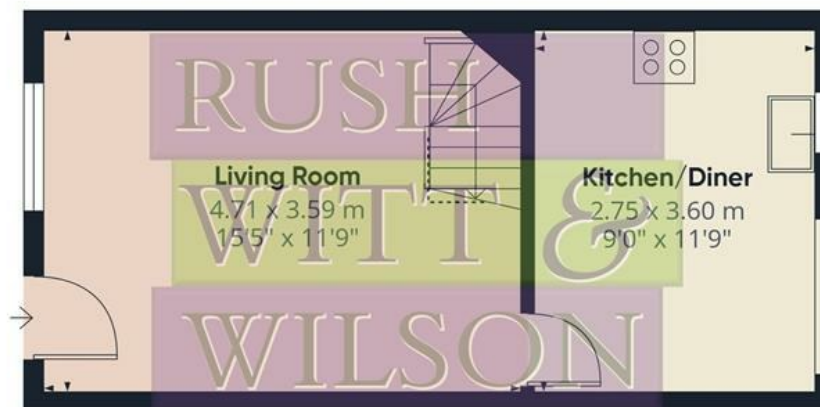
**9 Fairfield Road, St. Leonards-On-Sea, East Sussex TN37 7UA
Offers In The Region Of £257,000 Freehold**

Welcome to this charming semi-detached house situated on Fairfield Road in the delightful St. Leonards on Sea. This property offers a wonderful combination of comfort and convenience, making it an excellent choice for those in search of a new home. As you step inside, you are welcomed by a cosy reception room that creates a warm and inviting atmosphere. The house features two well-proportioned bedrooms, providing ample space for a small family or the possibility of a guest room or home office. The modern kitchen/diner is a notable highlight, offering a stylish and functional area for preparing meals and entertaining guests. Throughout the property, spacious rooms allow for comfortable living and easy arrangement of furniture, ensuring that you can make the most of the available space. One of the standout features of this home is the large rear garden, which presents an ideal setting for outdoor activities, gardening, or simply unwinding in the fresh air. Picture yourself hosting summer barbecues or enjoying a peaceful morning coffee in this private outdoor retreat. The location is particularly advantageous, as it is conveniently close to Hastings town centre. Here, you will find a variety of amenities, including shops, restaurants, and entertainment options, all within easy reach. Additionally, the property includes parking for one vehicle, alleviating the stress of finding a parking spot after a busy day. In summary, this delightful house on Fairfield Road is a perfect blend of comfort, style, and convenience, making it an excellent opportunity for anyone looking to settle in the charming St. Leonards-On-Sea.









Floor 0



Floor 1

Approximate total area⁽¹⁾

51.6 m²

555 ft²

Reduced headroom

0.6 m²

6 ft²

(1) Excluding balconies and terraces

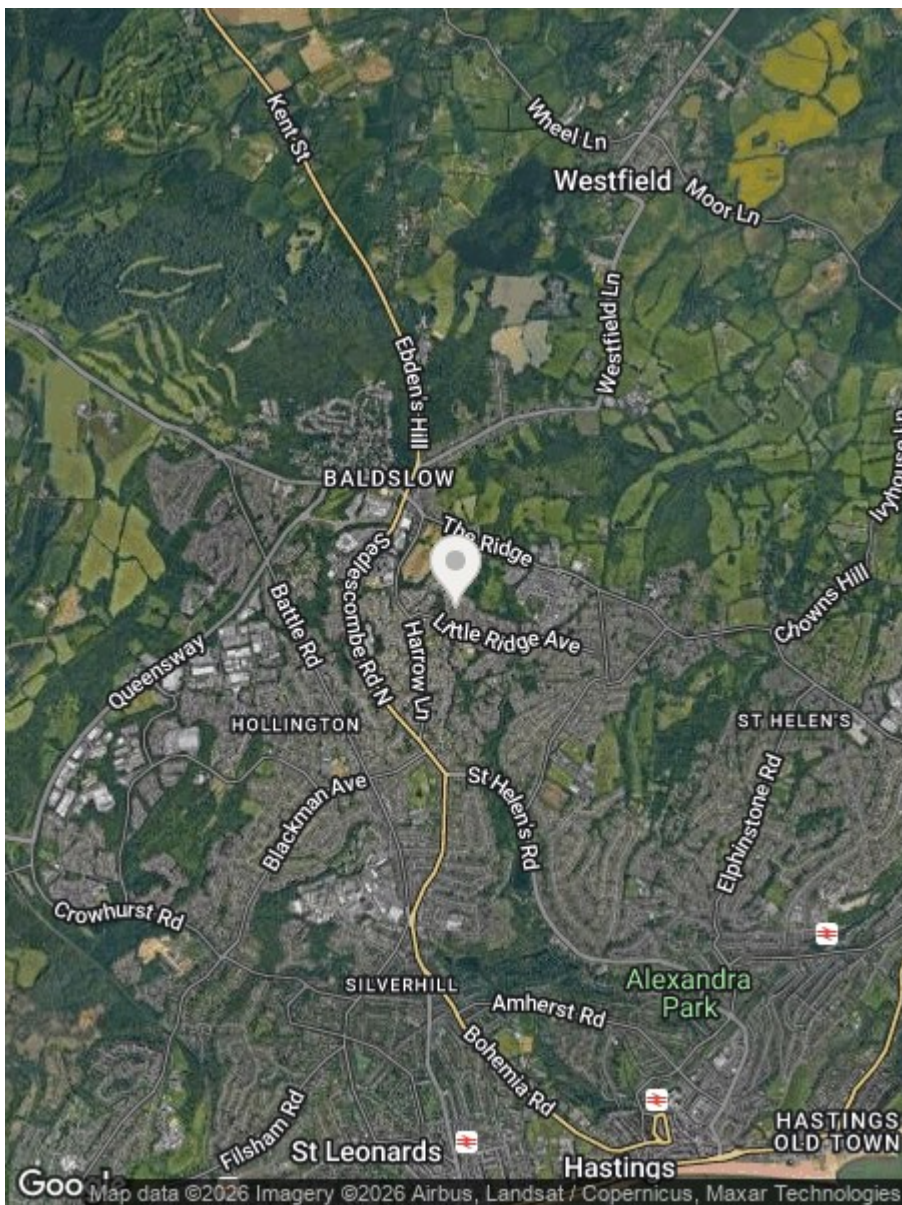
Reduced headroom

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.

GIRAFFE 360





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).
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>

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk**