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**1 Westerleigh Close, St. Leonards-On-Sea, TN38 0UQ**  
**Guide Price £310,000**

**\*\*GUIDE PRICE £310,000 - £325,000\*\*** Rush Witt & Wilson are pleased to welcome to the market this home which is nestled in a highly desirable elevated position within a peaceful cul-de-sac, this stunning extended **THREE BEDROOM DETACHED HOUSE** offers the perfect blend of style and comfort. Being sold **CHAIN FREE** and boasting gas central heating, double glazing, with a spacious lounge alongside a generous kitchen/diner, this home provides ample space for both relaxation and entertaining. The three well-proportioned bedrooms, **MODERN BATHROOM/WC**, and beautifully landscaped front and rear **GARDENS** - including a large rear garden with breath taking **VIEWS** over the rooftops of St Leonards - add to its charm. Conveniently located near local schools and bus routes, this property offers easy access to Hastings town centre, where you'll find an array of shops, sporting facilities, entertainment options, the mainline railway station, and the stunning seafront and promenade.





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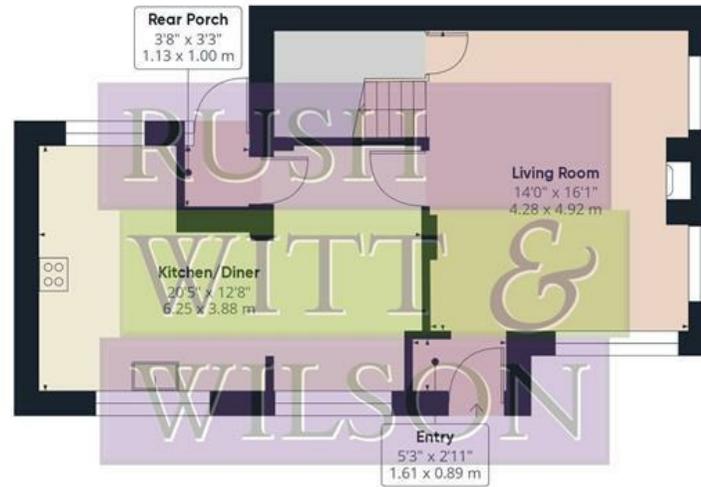
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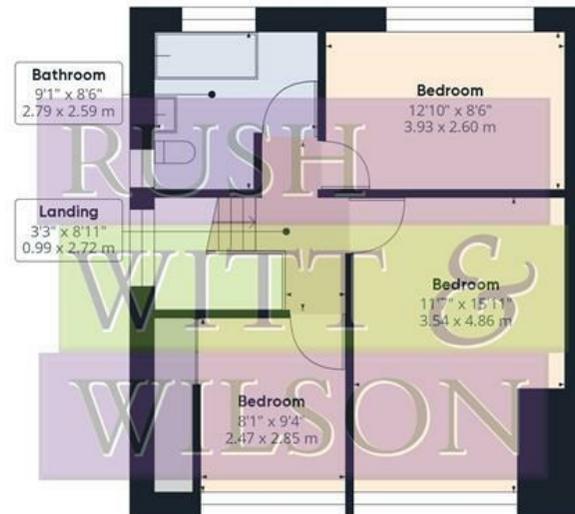


Floor 0

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

1020.1 ft<sup>2</sup>

94.77 m<sup>2</sup>



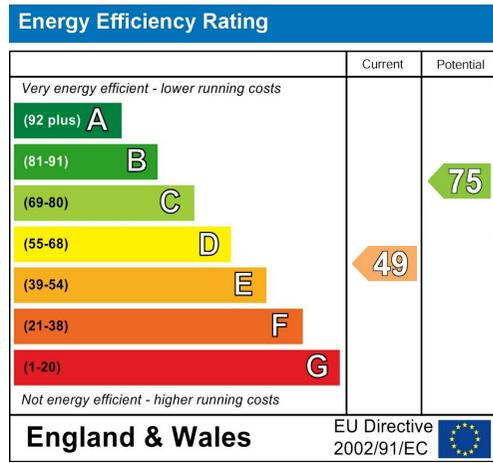
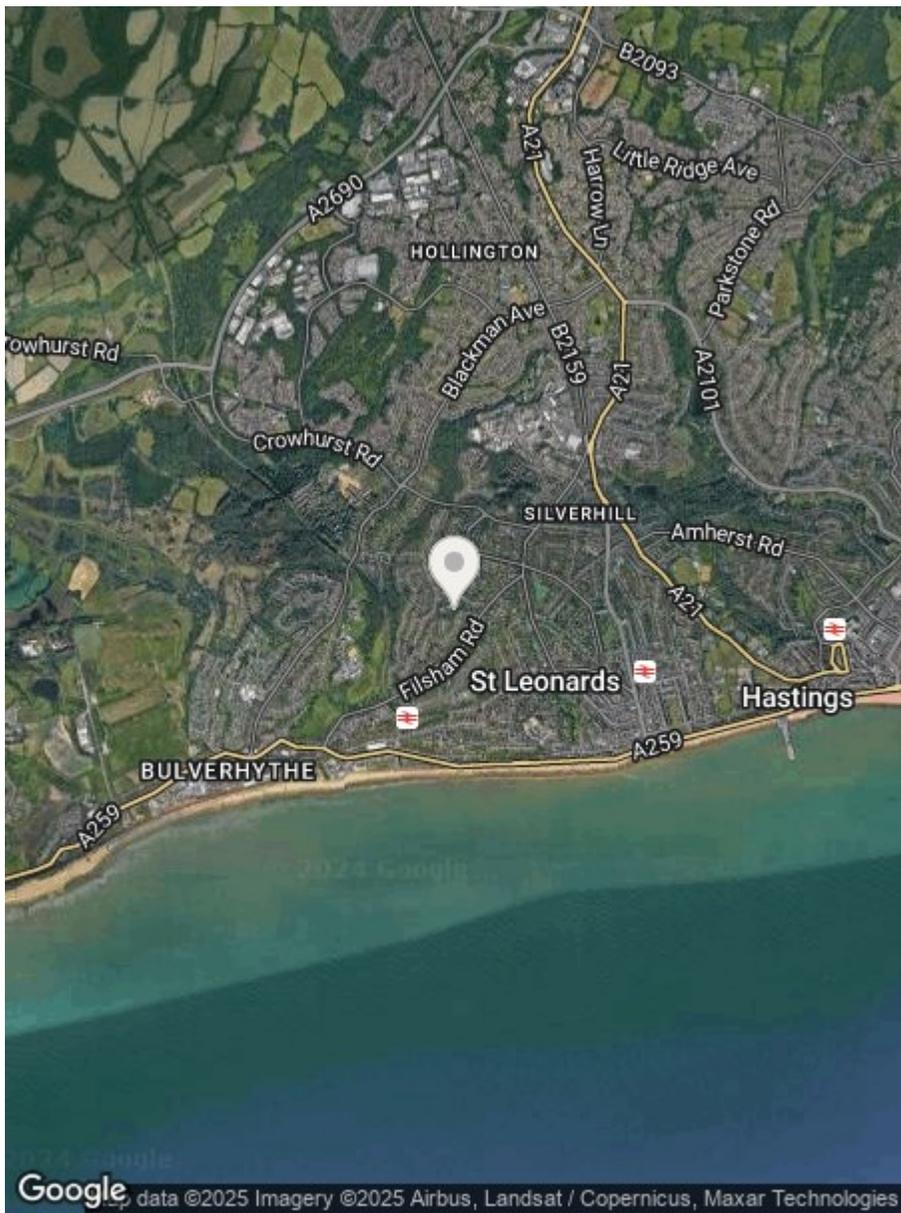
Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**



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