

**RUSH
WITT &
WILSON**

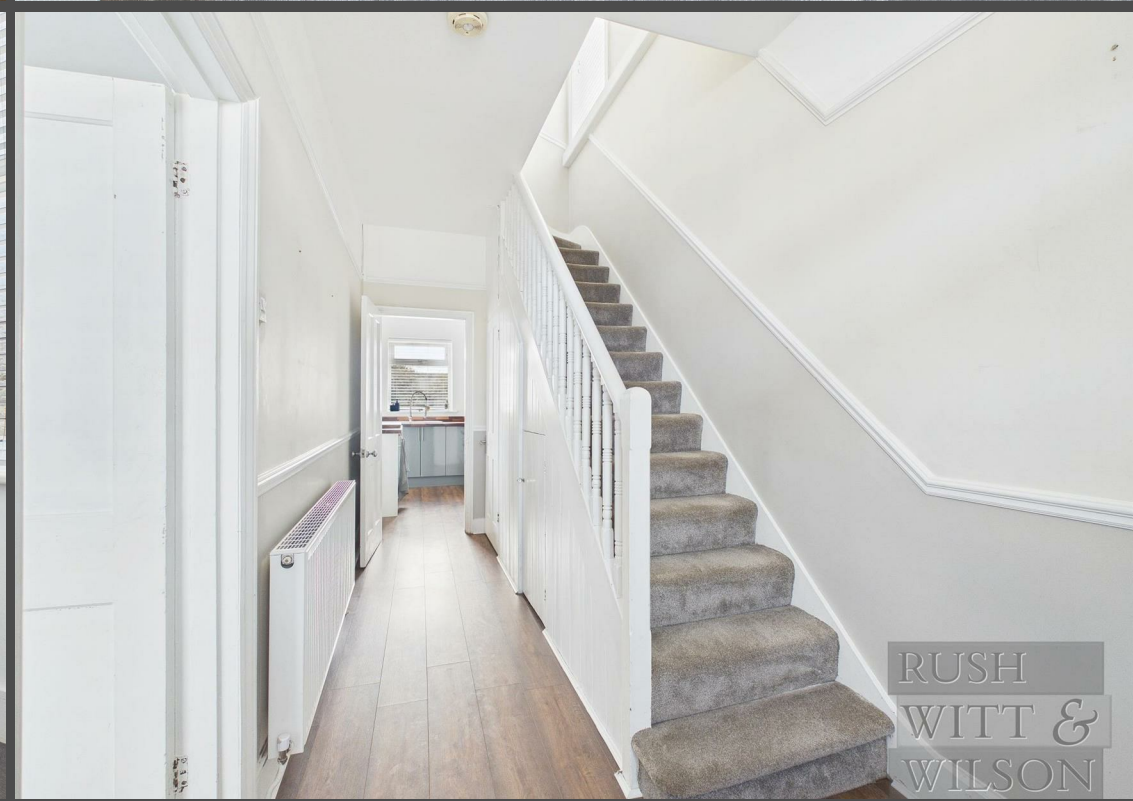


131 Bulverhythe Road, St. Leonards-On-Sea, East Sussex TN38 8AF
Offers In Excess Of £325,000 Freehold

Nestled on Bulverhythe Road, this immaculately presented three-bedroom semi-detached house offers a delightful blend of modern living and comfort. The property boasts two inviting reception rooms, perfect for both relaxation and entertaining. The spacious living room features a charming log burner, creating a warm and welcoming atmosphere during the cooler months. The heart of the home is undoubtedly the brand new, modernised kitchen/diner, which provides an ideal space for family meals and gatherings. With ample room for dining, it is sure to become a favourite spot for both cooking and socialising. The property also benefits from a convenient downstairs WC, adding to the practicality of the layout. Upstairs, you will find three well-proportioned bedrooms, each offering a peaceful retreat. The bathroom is thoughtfully designed to cater to the needs of a busy household. One of the standout features of this home is the sunny aspect rear garden, which is south-facing and perfect for enjoying the outdoors. The raised deck seating area provides an excellent space for al fresco dining or simply soaking up the sun. Additional benefits include a new roof under warranty and solar panels, enhancing the property's energy efficiency and sustainability. This home is not only a beautiful place to live but also a smart investment for the future. In summary, this three-bedroom semi-detached house on Bulverhythe Road is a wonderful opportunity for those seeking a spacious and modern family home in a desirable location. With its impressive features and inviting atmosphere, it is sure to attract interest from a variety of buyers.









Floor 0



Floor 1

Approximate total area⁽¹⁾

96.7 m²

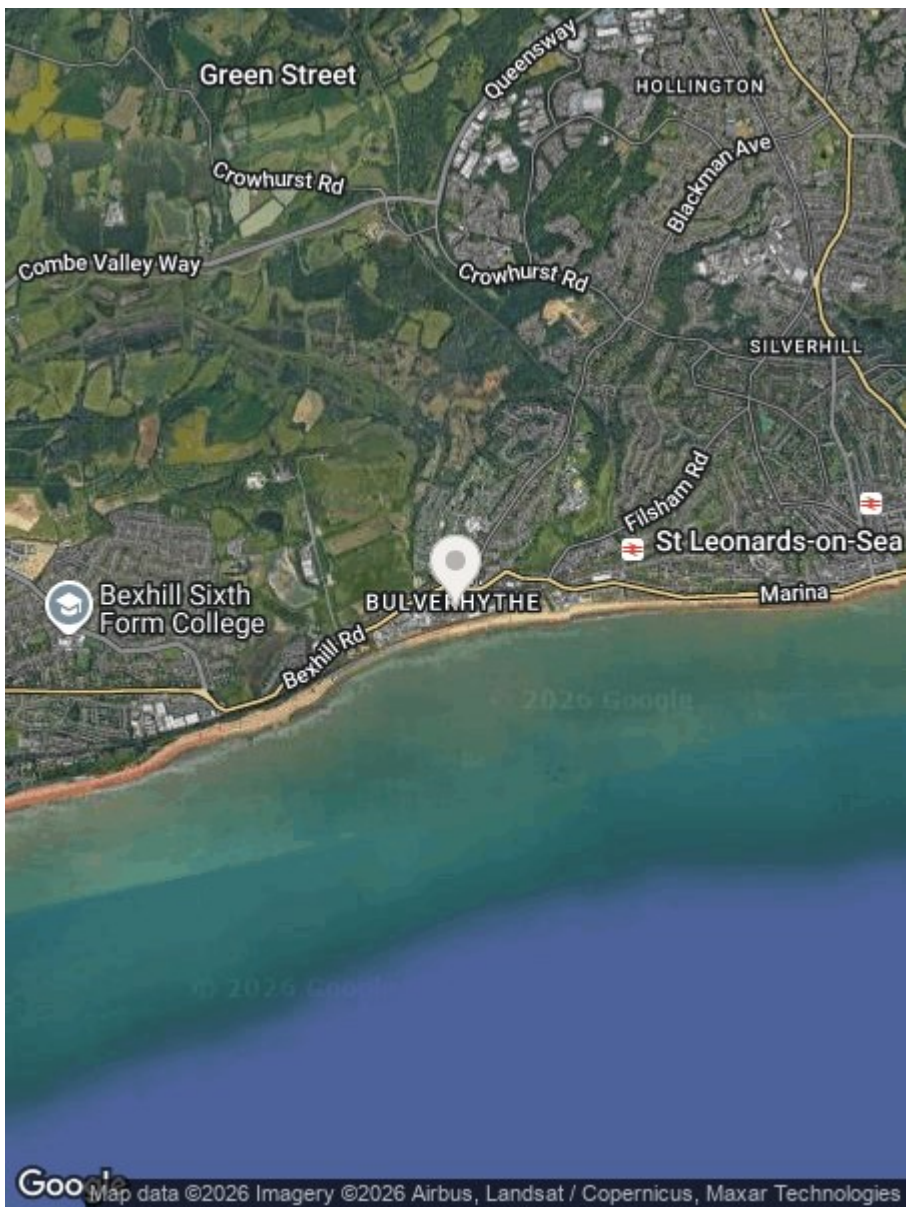
1041 ft²

(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.

GIRAFFE 360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	81	
(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**