

**RUSH
WITT &
WILSON**

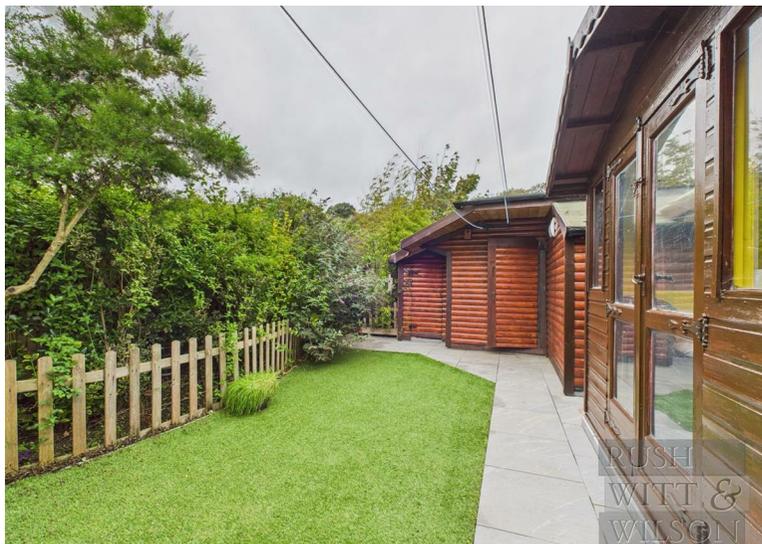


RUSH
WITT &

138 West Hill Road, St. Leonards-On-Sea, East Sussex TN38 0AY
Guide Price £350,000 - £375,000 Freehold

****GUIDE PRICE £350,000 - £375,000****

Nestled on West Hill Road in the charming area of St. Leonards-On-Sea, this end terrace house presents an exceptional opportunity for modern family living. The property has been thoughtfully updated, showcasing a bright and spacious open-plan kitchen, dining, and living area that serves as the heart of the home. This inviting space not only boasts a stylish modern kitchen but also provides direct access to a generously sized conservatory, perfect for year-round enjoyment. Stepping outside, you will discover a well-kept rear garden that features an insulated, fully-wired workshop, ideal for DIY enthusiasts or those with creative hobbies. Additionally, a separate detached summer house offers a delightful retreat for relaxation or recreational activities. Inside, the property includes a dedicated office or study, which is perfect for those who work from home and could easily be converted into a fifth bedroom if needed. The first floor accommodates four well-proportioned bedrooms, including a main suite complete with a contemporary en-suite bathroom. A modern family bathroom serves the remaining bedrooms, ensuring comfort and convenience for all. Further enhancements include gas central heating and double glazing, providing warmth and energy efficiency throughout the home. With off-road parking for two vehicles, this property is not only practical but also ideally located within easy reach of mainline stations, local amenities, and the picturesque seafront. This versatile and stylish home is perfect for families seeking a blend of comfort, convenience, and modern living. Do not miss the chance to make this delightful property your own.





RUSH
WITT &
WILSON



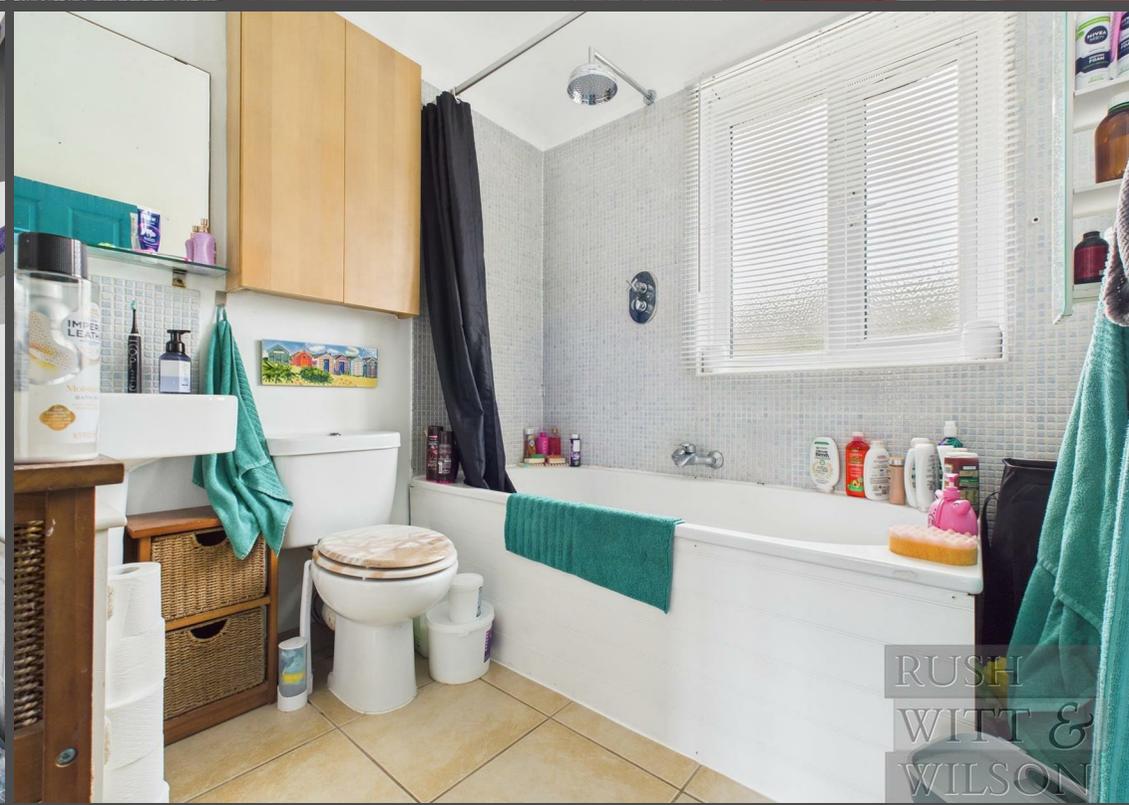
RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

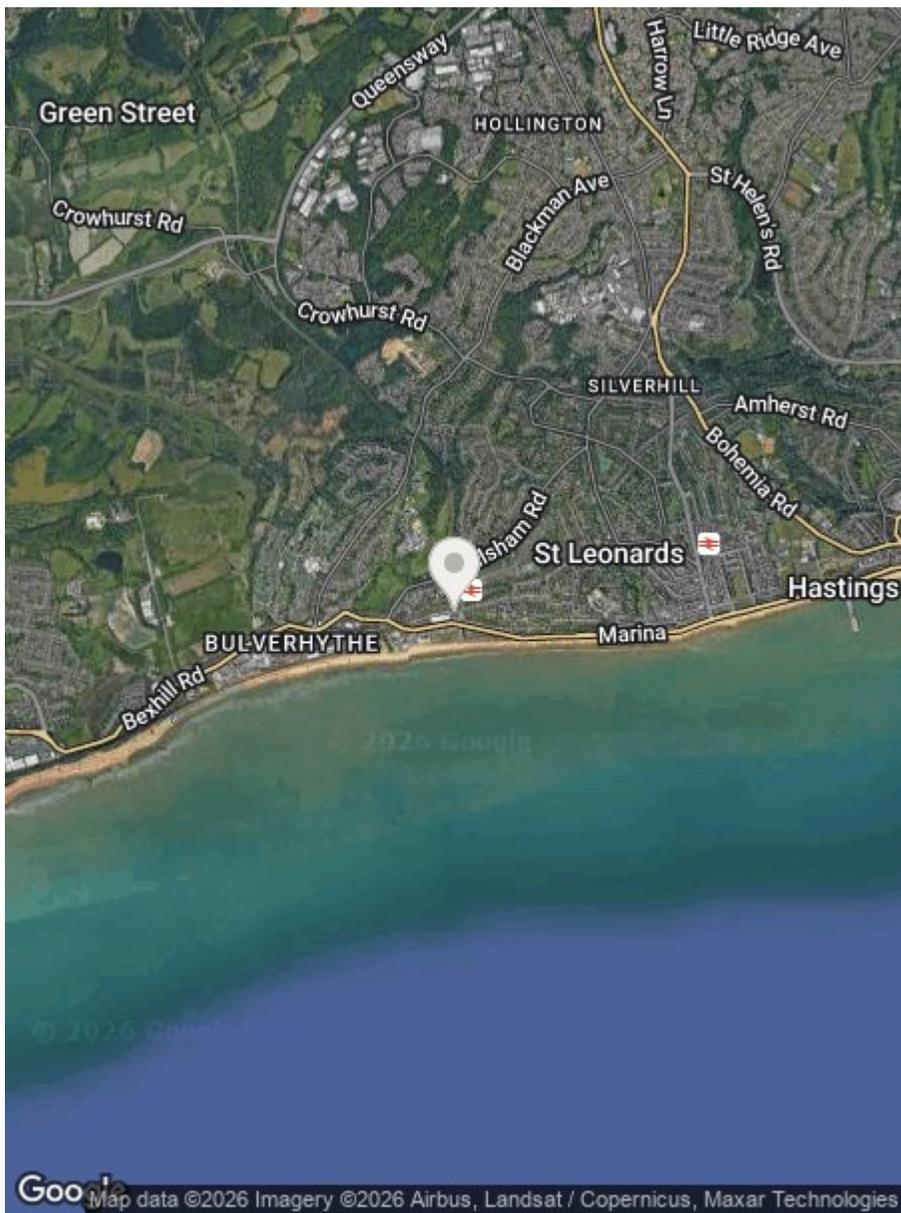
121.3 m²

1308 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.

GIRAFFE360



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 - C

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**