

**RUSH  
WITT &  
WILSON**



**25 Northiam Rise, St. Leonards-On-Sea, TN38 9FA  
£270,000**

Be sure to book your visit to this **TWO BEDROOM SEMI DETACHED FAMILY HOME** tucked away in this quiet cul-de-sac location within St Leonards, close to a number of popular schools and link roads leading to nearby Hastings, Bexhill and Battle. Inside the property offers accommodation arranged over two floors comprising an entrance hall, **LOUNGE/DINING ROOM** with double glazed French doors onto a fantastic garden, there is also a separate kitchen, first floor landing, **TWO DOUBLE BEDROOMS** and a **MODERN BATHROOM**. The property also benefits from gas fired central heating, double glazing, a block paved driveway providing **OFF ROAD PARKING** for two vehicles, and to the rear a **NEWLY ADAPTED REAR GARDEN**. The property is conveniently located within easy reach of bus routes providing access to Hastings town centre with its access to mainline railway station, seafront, promenade and shopping facilities.



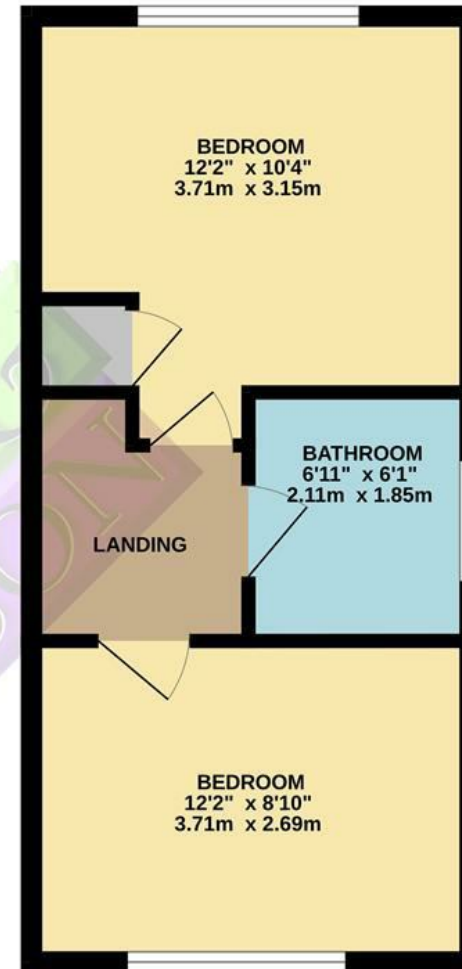


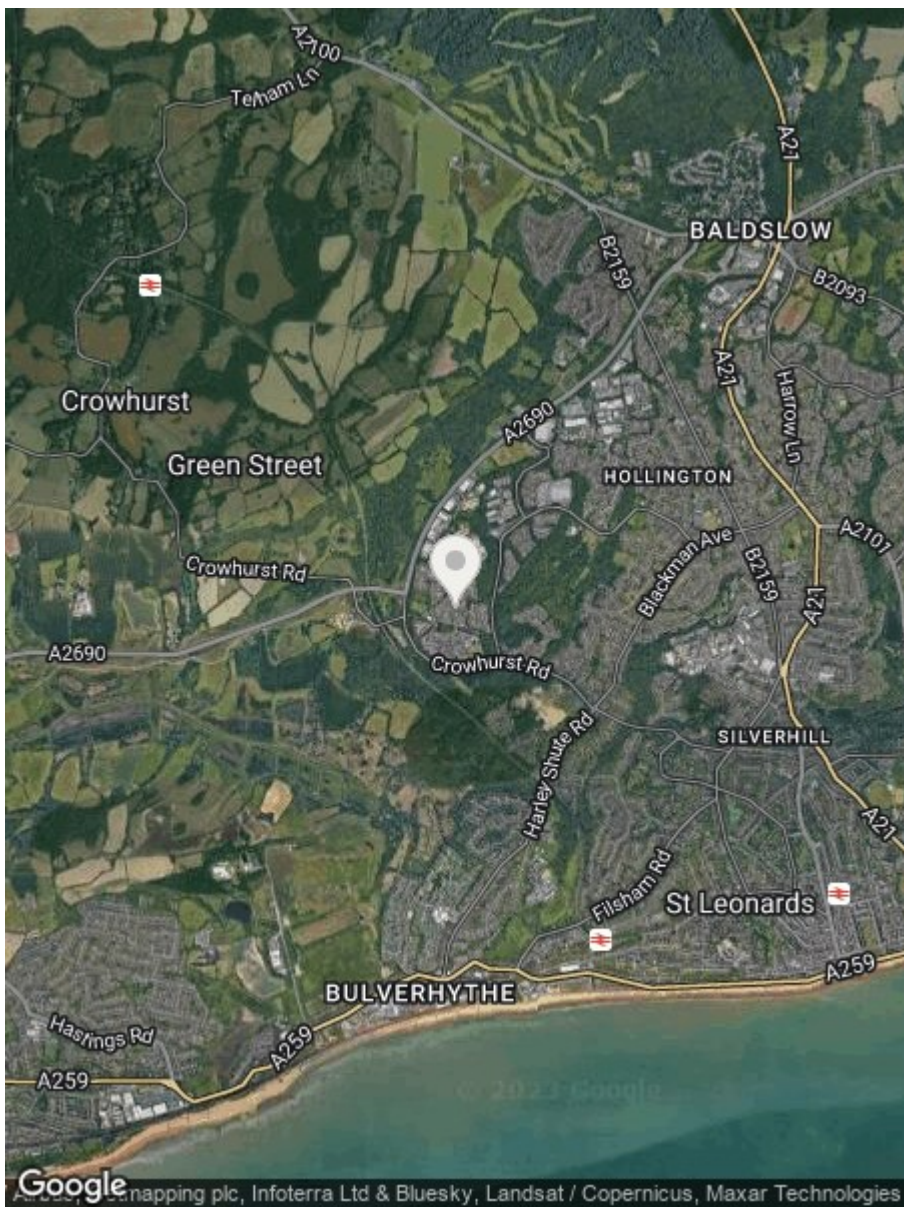


GROUND FLOOR



1ST FLOOR





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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