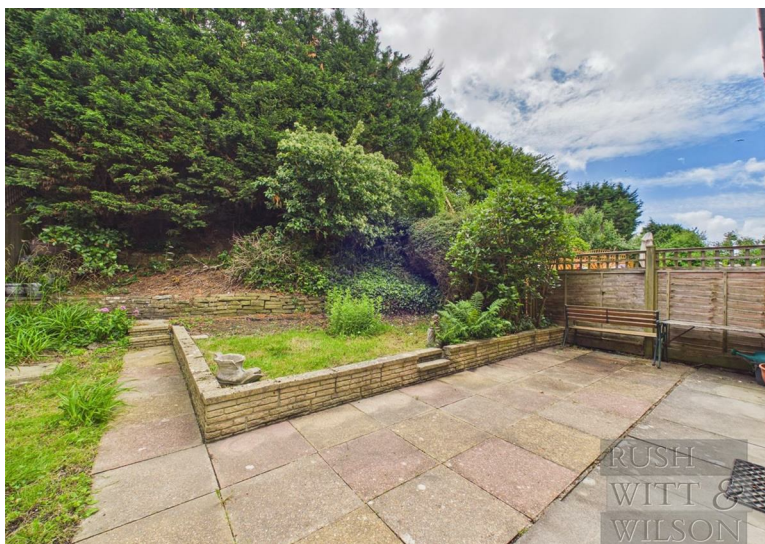


**RUSH  
WITT &  
WILSON**



**25 Sandwich Drive, St. Leonards-On-Sea, TN38 0XJ**  
**£280,000 Freehold**

Situated in one of the area's most sought-after roads in the heart of West St Leonards, this three-bedroom semi-detached home offers an excellent opportunity for buyers looking to create a property tailored to their own tastes and requirements. Set back from the road with off-road parking for a couple of vehicles, the accommodation is arranged over two floors and comprises an entrance hall, a bright living room and a kitchen/breakfast room to the ground floor. Upstairs, there are three well-proportioned bedrooms and a family bathroom. To the rear, the property enjoys a private garden with an initial patio seating area leading onto established flower beds, shrubs and mature trees, creating a pleasant outdoor space to relax and entertain. Conveniently located within easy reach of West St Leonards Railway Station, local amenities, schools and the seafront, the property is ideally positioned for commuters and families alike. Requiring a degree of modernisation throughout, this is a fantastic opportunity for purchasers to put their own stamp on a home in a highly desirable location and add value over time.









Floor 0



Floor 1

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

70.5 m<sup>2</sup>

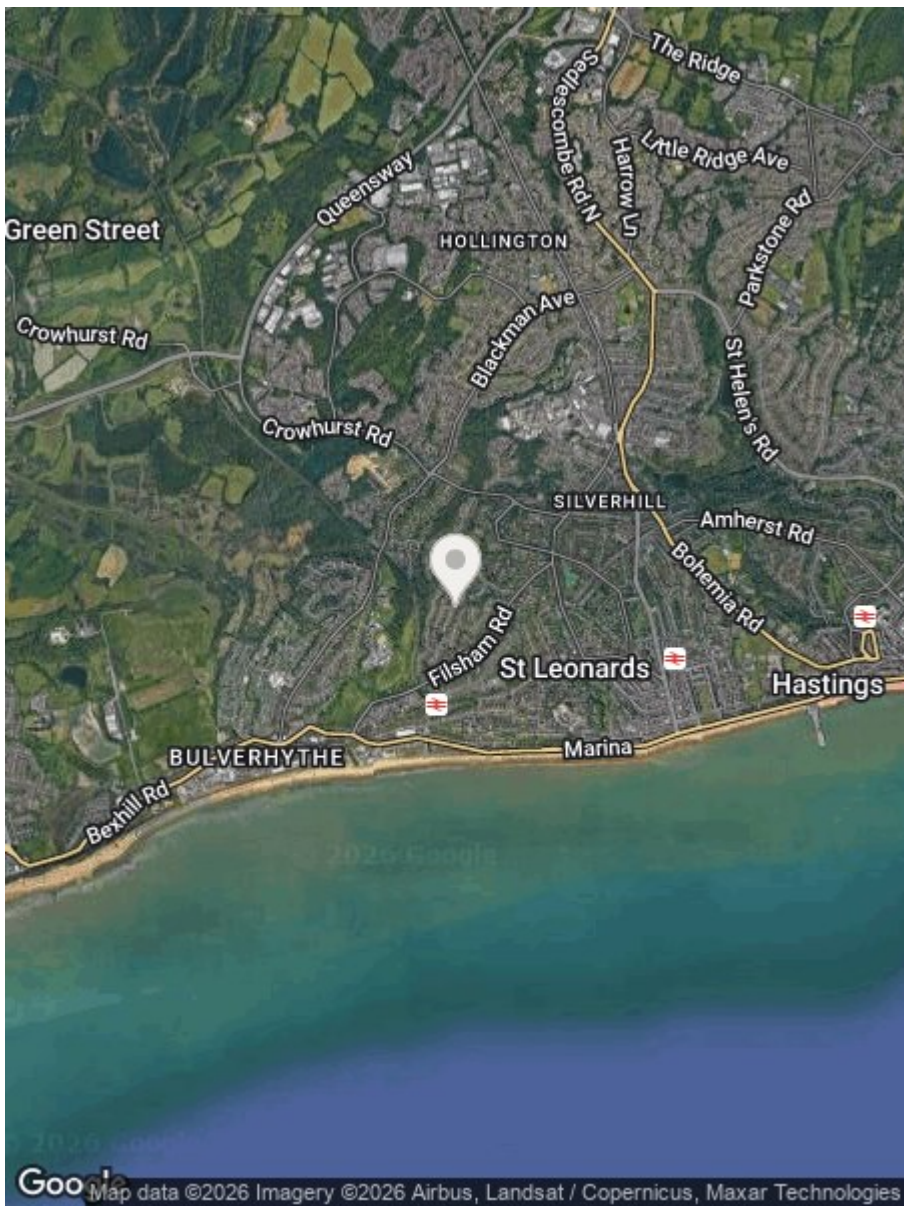
759 ft<sup>2</sup>

(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                                 |                         |                         |
| (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 | 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 |                         |                         |
| England & Wales                                                 | EU Directive 2002/91/EC | 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.

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**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](mailto:hastings@rushwittwilson.co.uk)  
[www.rushwittwilson.co.uk](http://www.rushwittwilson.co.uk)**