

**RUSH
WITT &
WILSON**



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1 Ashbrook Road, St. Leonards-On-Sea, East Sussex TN37 7EH
Offers In The Region Of £280,000 Freehold

Rush Witt & Wilson welcome to the market this two bedroom detached bungalow found within the heart of St.Leonards affording immediate ease of access to local shops and convenient bus routes into Hastings Town Centre. The property has been renovated and refurbished with a new roof, has been re-wired, re-plumbed with the addition of new double glazing and new gas fired central heating. The accommodation is well presented and benefits from re-plastered walls, having been fully re-decorated and in principle accommodation offers an entrance lobby with main bay fronted reception room, brand new fitted kitchen, brand new fitted bath/shower room/wc and two double bedrooms. Ample off road parking is provided for to the front for multiple vehicles with an enclosed low maintenance garden to the rear enjoying a pleasant sunny aspect. Naturally offering an incredibly convenient move to the lucky purchaser, internal viewings come highly recommended for this property which is offered chain free.









Approximate total area⁽¹⁾

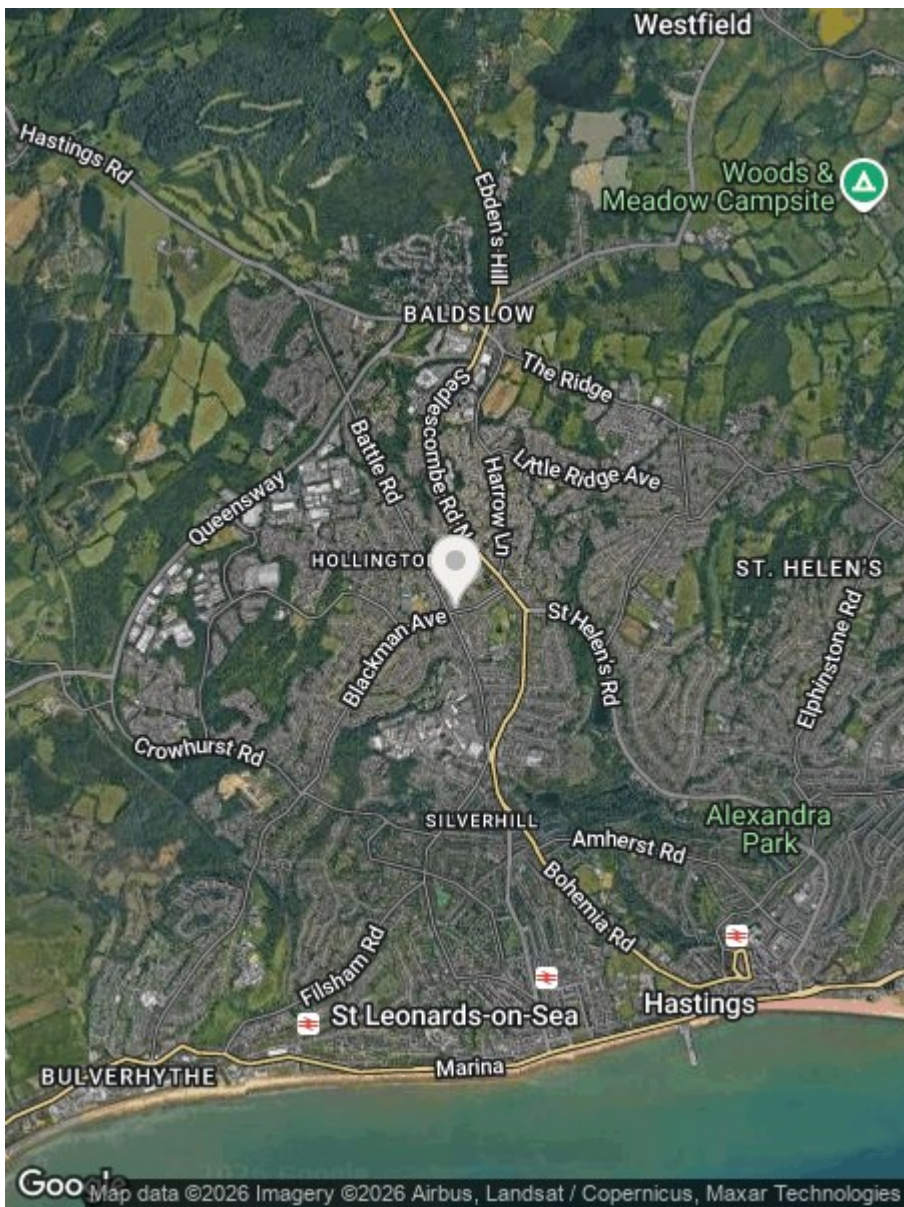
63.2 m²
680 ft²

(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		
(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).
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