

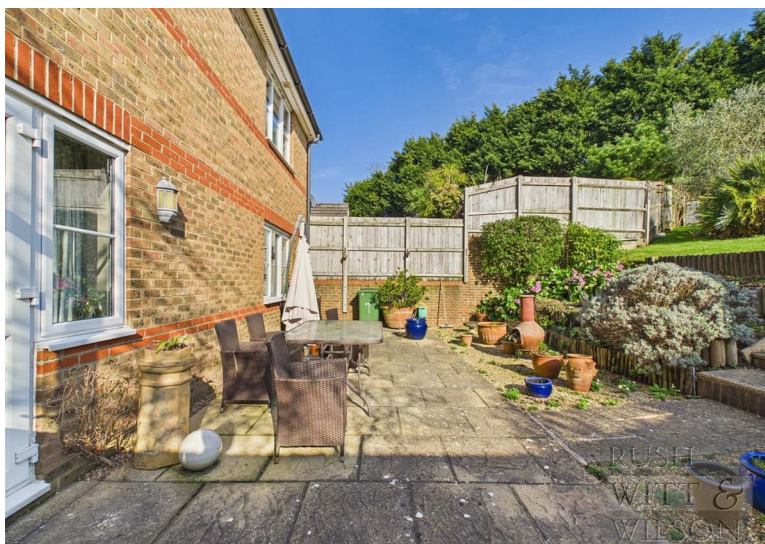
**RUSH
WITT &
WILSON**



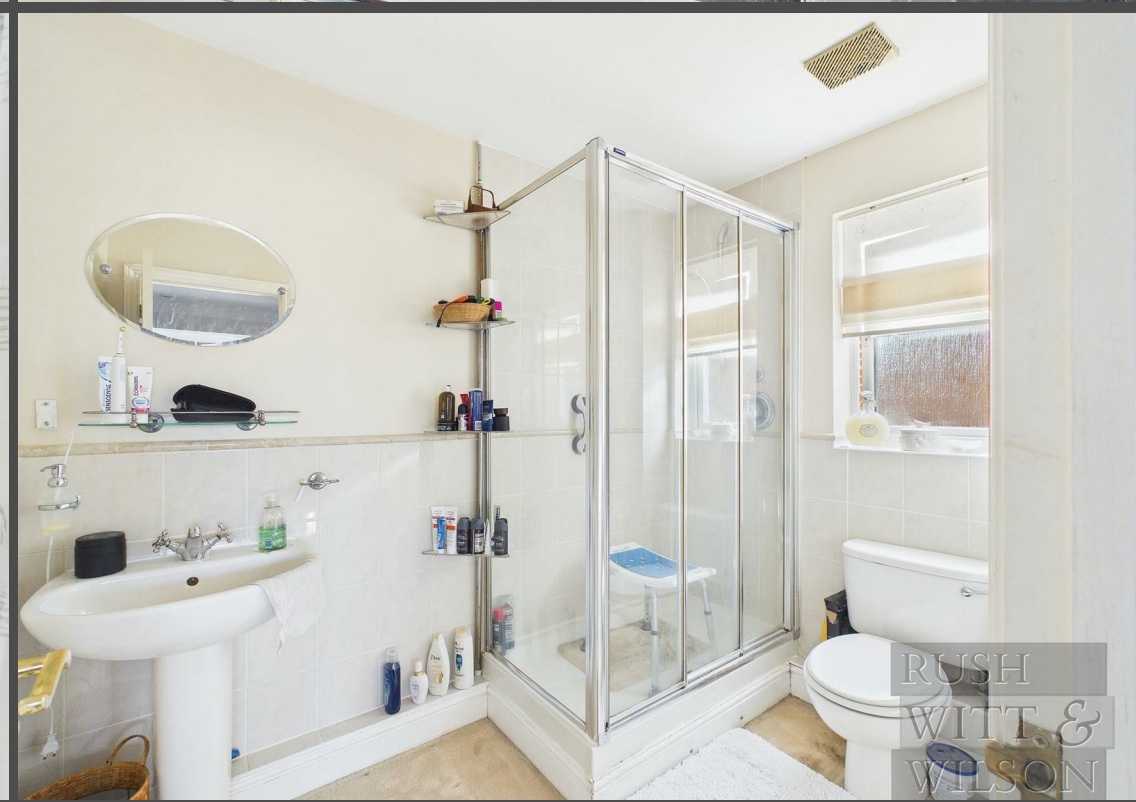
RUSH
WITT &

**7 Fen Court, St. Leonards-On-Sea, TN38 9TT
Offers In The Region Of £499,950 Freehold**

Nestled in the desirable Fen Court, this bright and spacious detached family home is a true gem. Boasting four well-proportioned bedrooms and three bathrooms, this property is perfect for families seeking comfort and convenience. The house is situated within an exclusive development, offering a peaceful retreat while still being within walking distance of local shops, primary and secondary schools, the beach, and West St. Leonards railway station. As you enter the home, you are greeted by a large living room located at the rear, creating a warm and inviting atmosphere. The separate dining room provides ample space for family gatherings and entertaining guests. The fitted kitchen, with its side access, offers generous storage and worktop space, making it a practical hub for daily life. On the first floor, you will find four spacious bedrooms, including a principal bedroom that features an en-suite shower room and built-in wardrobes, ensuring privacy and convenience. The family bathroom serves the other bedrooms, providing ample facilities for the household. Externally, the property benefits from a charming rear garden, complete with a patio area ideal for al-fresco dining. The expansive lawn and handy storage shed add to the outdoor appeal. At the front, a driveway accommodates parking and leads to an integral garage. Being sold with no onward chain, this fantastic property represents an excellent opportunity for those seeking a perfect family home in a sought-after location. Do not miss the chance to make this delightful residence your own.

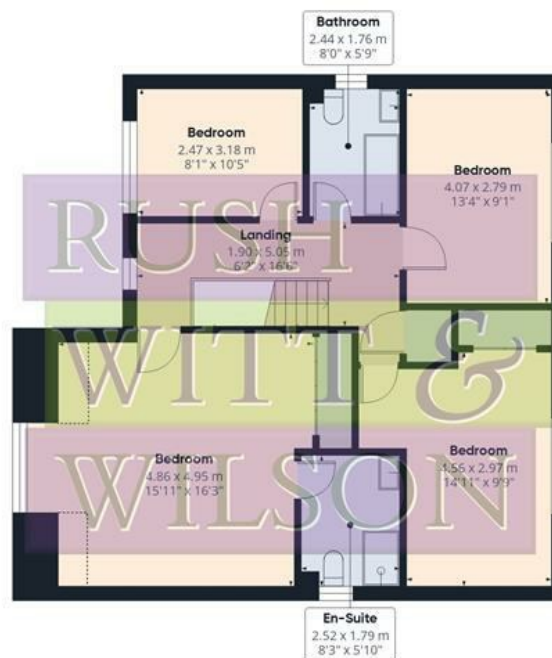








Floor 0



Floor 1



Approximate total area⁽¹⁾

162.6 m²

1750 ft²

Reduced headroom

1.6 m²

17 ft²

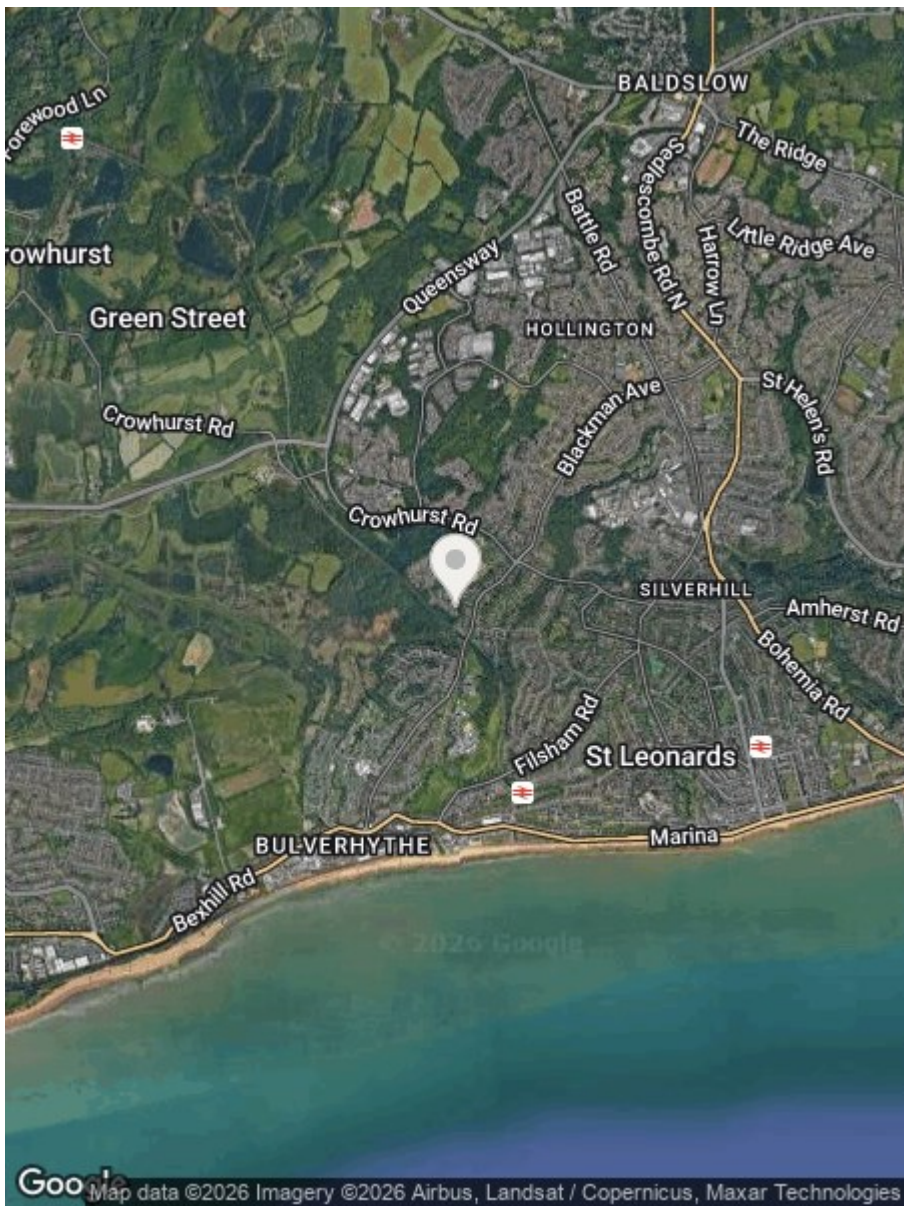
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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 - E

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**