

**RUSH
WITT &
WILSON**



**RUSH
WITT &**

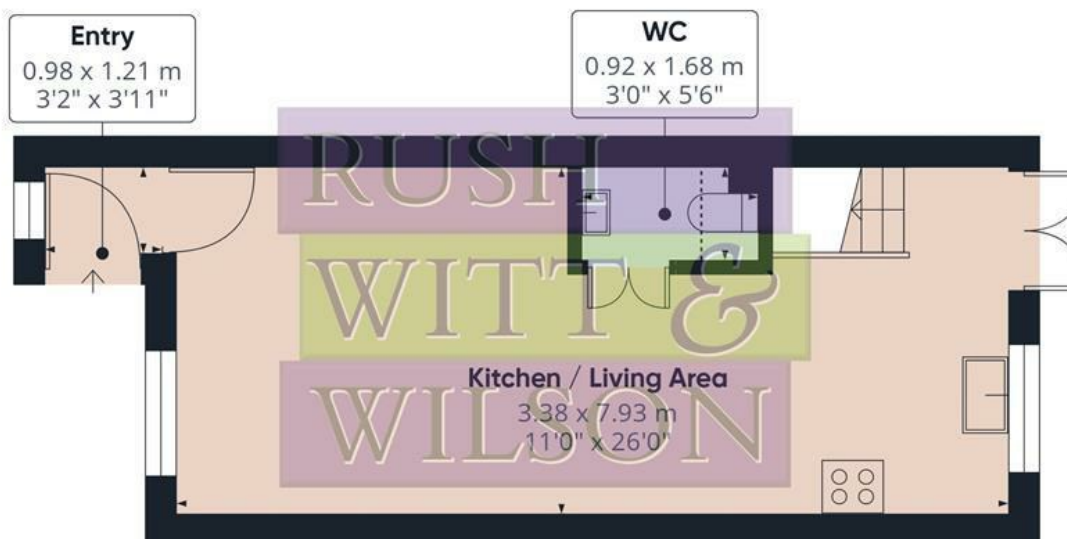
**7 Rossetti Gardens, St. Leonards-On-Sea, East Sussex TN38 9AP
£270,000 Freehold**

Nestled in the charming Rossetti Gardens of St. Leonards on Sea, this modern semi-detached house offers a delightful living experience. The property features a well designed open plan living area that seamlessly combines the lounge and kitchen diner, making it perfect for both relaxation and entertaining. The house boasts two comfortable bedrooms, providing ample space for a small family or professionals seeking a peaceful retreat. The contemporary design is complemented by essential amenities such as gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. Convenience is further enhanced by the inclusion of a downstairs cloakroom, ideal for guests and everyday use. Outside, the landscaped rear garden presents a lovely outdoor space, perfect for enjoying the fresh air or hosting gatherings. Additionally, off road parking is available, adding to the practicality of this delightful home. This property is situated within a recently built development, offering a modern lifestyle in a desirable location. With its attractive features and thoughtful layout, this two bedroom house is an excellent opportunity for those looking to settle in St. Leonards on Sea.









Approximate total area⁽¹⁾

51 m²

548 ft²

Reduced headroom

0.4 m²

4 ft²

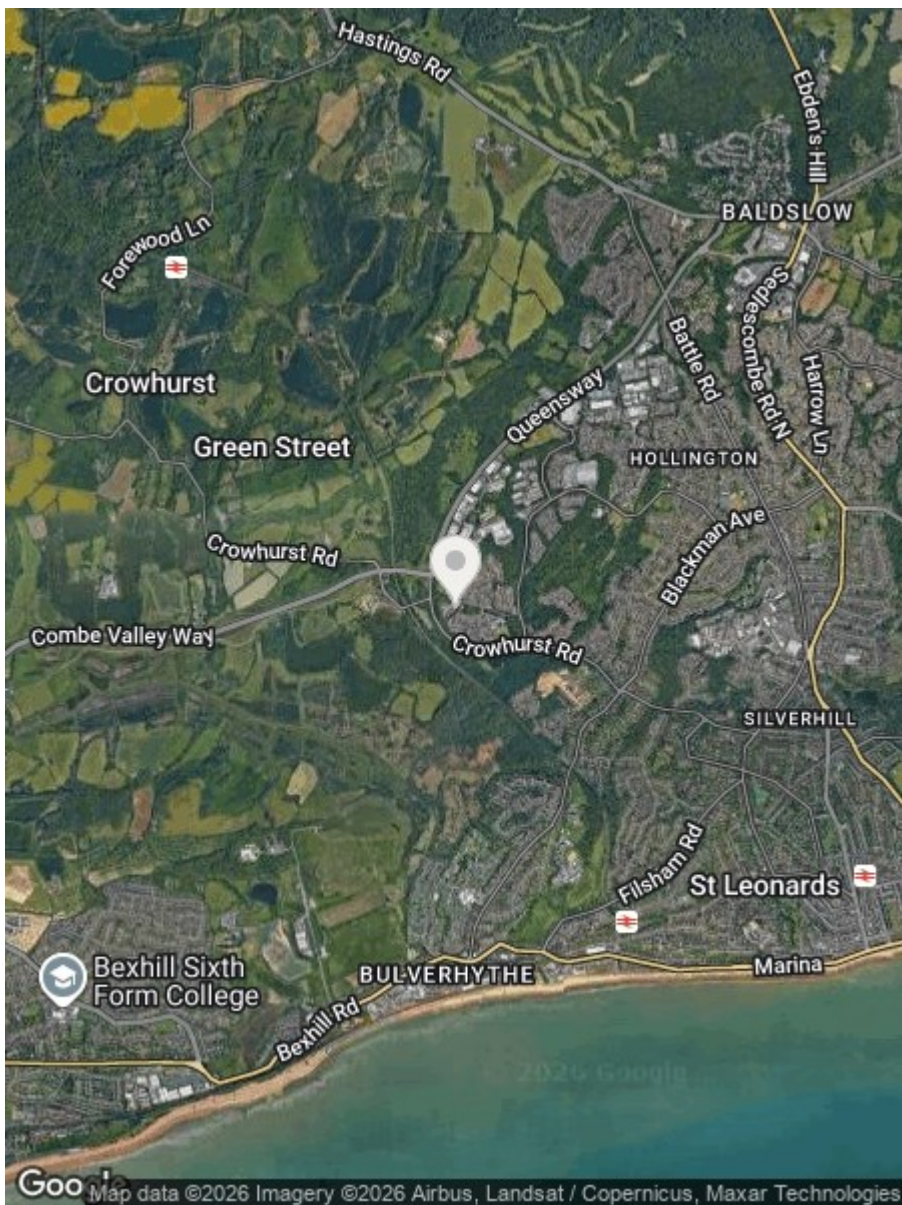
(1) Excluding balconies and terraces

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.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	82	
(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 - B

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

**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**