

**RUSH
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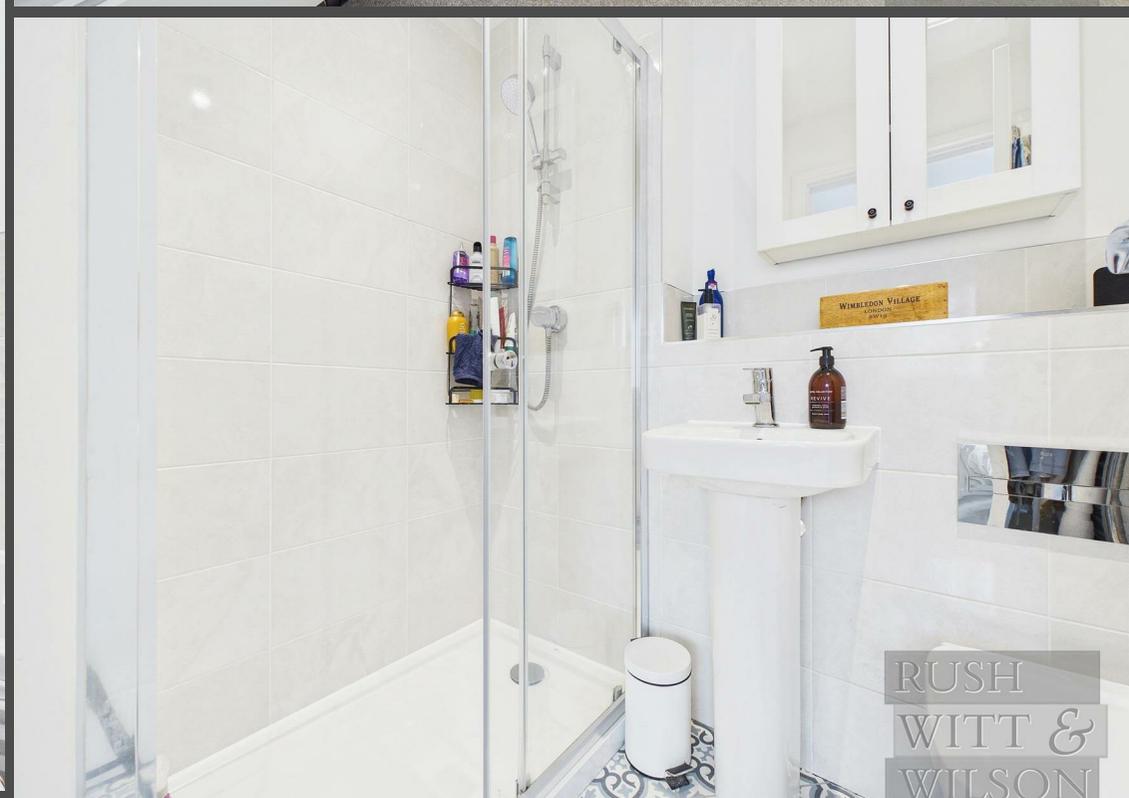
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**8 Levett Gardens, St. Leonards-On-Sea, East Sussex TN38 9TY
£289,995 Freehold**

Nestled in the charming Levett Gardens of St. Leonards-On-Sea, this modern two-bedroom, semi-detached family home is a splendid opportunity for those seeking a contemporary lifestyle. Built to an exceptionally high standard by the esteemed Bellway Homes, this property, constructed in 2023/24, boasts a delightful rear garden that is sure to impress. As you enter, you are greeted by a welcoming entrance hall that leads to a convenient downstairs WC. The spacious living/dining room offers a bright and airy atmosphere, with views and direct access to the expansive garden, making it perfect for family gatherings or quiet evenings. The modern kitchen is equipped with integrated appliances, ensuring that culinary enthusiasts will feel right at home. The first floor features a well-appointed master bedroom complete with an en-suite shower room, providing a private retreat. A generously sized second bedroom and a family bathroom complete the upper level, offering ample space for family or guests. The rear garden is a standout feature of this property, predominantly laid to lawn and complemented by two patios, ideal for outdoor entertaining or simply enjoying the sunshine. There is also potential for further enhancement, such as adding a conservatory or extending the property, subject to the necessary planning and building consents. Additional benefits include off-road parking for one vehicle, a block-paved drive. With energy efficiency in mind, the home is fitted with double-glazed windows and gas-fired central heating. This modern home is not just a property; it is a lifestyle choice, offering convenience and comfort in a desirable location. Viewing is highly recommended to fully appreciate the space and quality on offer.

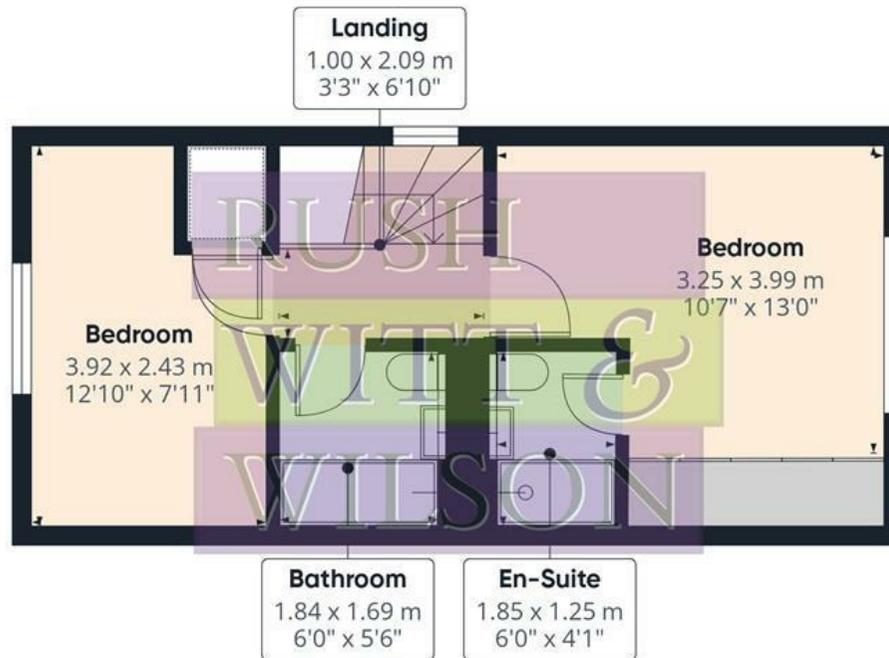








Floor 0



Floor 1



Approximate total area⁽¹⁾

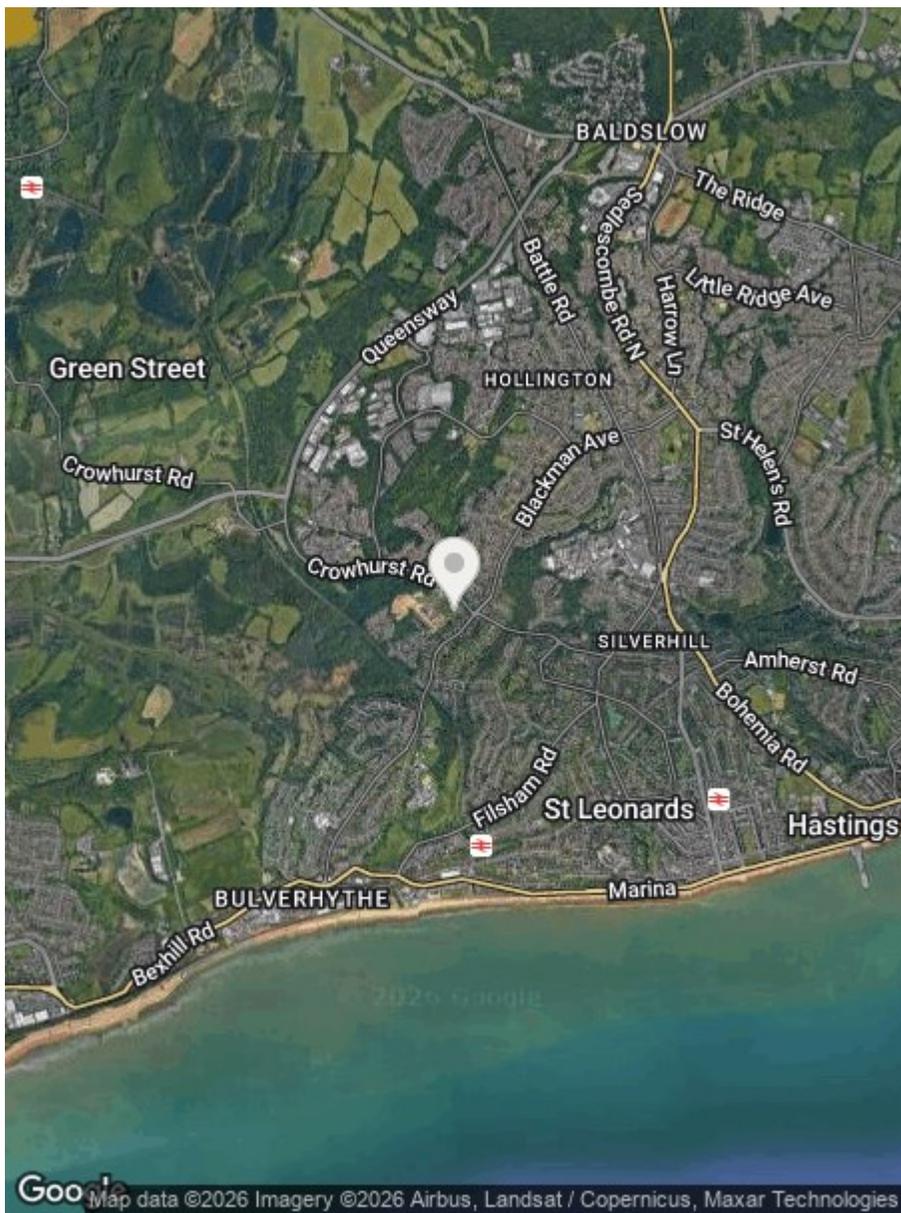
62.8 m²

676 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.

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 - 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:

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