

**RUSH
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WITT &

3 Upper South Road, St. Leonards-On-Sea, East Sussex TN37 6SG
Offers In Excess Of £260,000 Freehold

Nestled on Upper South Road, this delightful two-bedroom Victorian terraced house presents an excellent opportunity for those seeking a blend of character and modern living. The property is ideally located within a highly sought-after residential neighbourhood, just a stone's throw from local shops, Hastings Town Centre, and the vibrant community of St. Leonards-on-Sea, all of which boast mainline railway stations offering convenient connections to London. As you enter this beautifully presented home, you are welcomed by a bright bay-fronted living room that seamlessly flows into the dining area, creating a spacious and inviting open-plan reception space perfect for both everyday living and entertaining guests. The well-appointed fitted kitchen, located at the rear of the property, offers ample storage and direct access to the garden, complemented by a separate utility room for added convenience. The first floor features two generous double bedrooms, including an impressive principal bedroom providing a comfortable retreat. The family bathroom is conveniently situated on the half landing, ensuring easy access for all. Outside, the enclosed rear garden has been thoughtfully designed for ease of maintenance, featuring a spacious patio area ideal for outdoor dining and entertaining, along with a useful storage shed. This charming home, with its well-proportioned and versatile accommodation spread over two floors, is perfect for first-time buyers or families looking for a comfortable and practical living space. With its blend of character, space, and a prime location, this property is not to be missed.

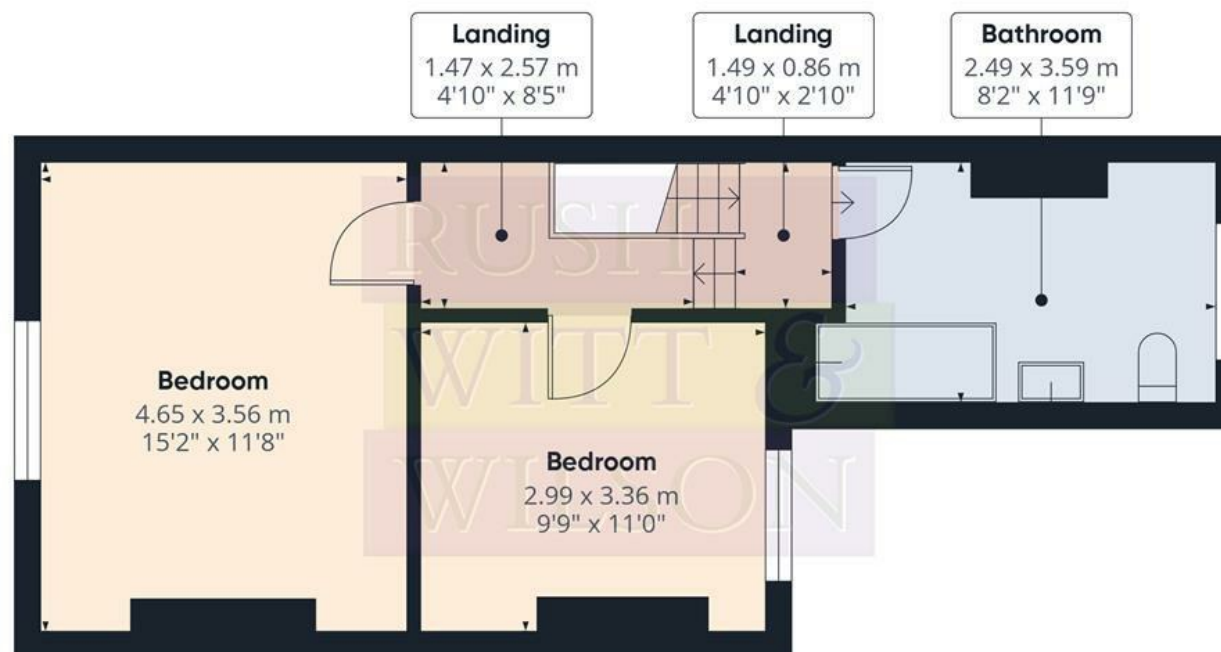








Floor 0



Floor 1



Approximate total area⁽¹⁾

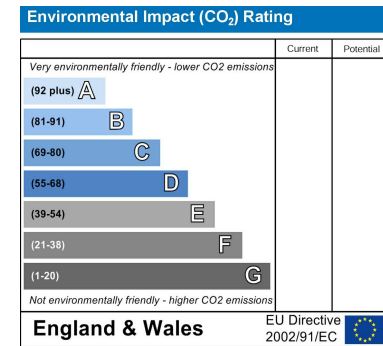
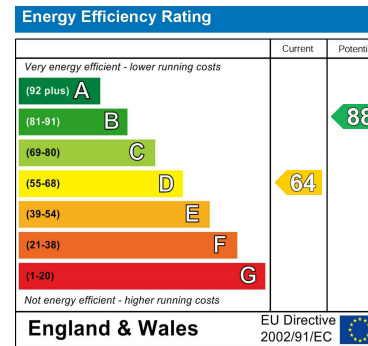
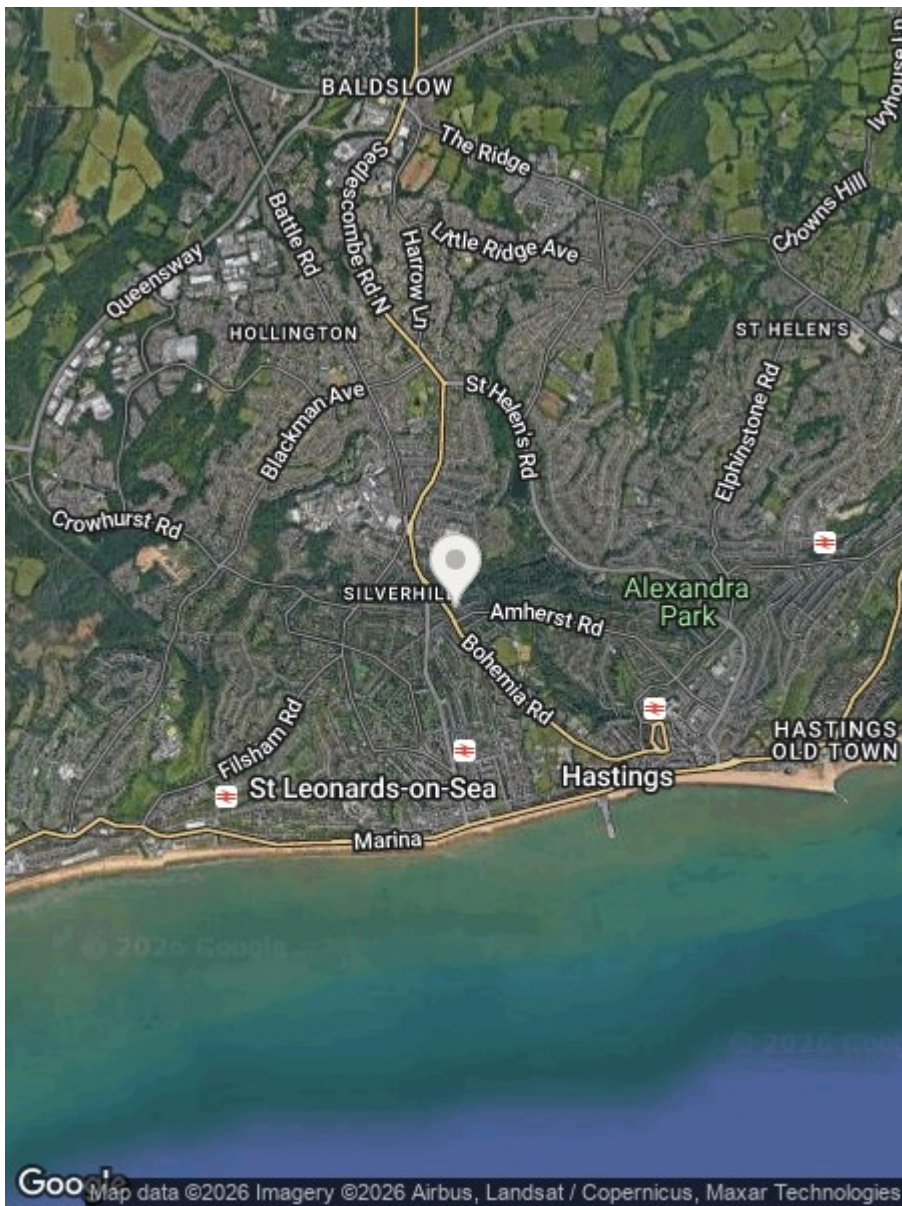
81.1 m²

872 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



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.

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