

**RUSH
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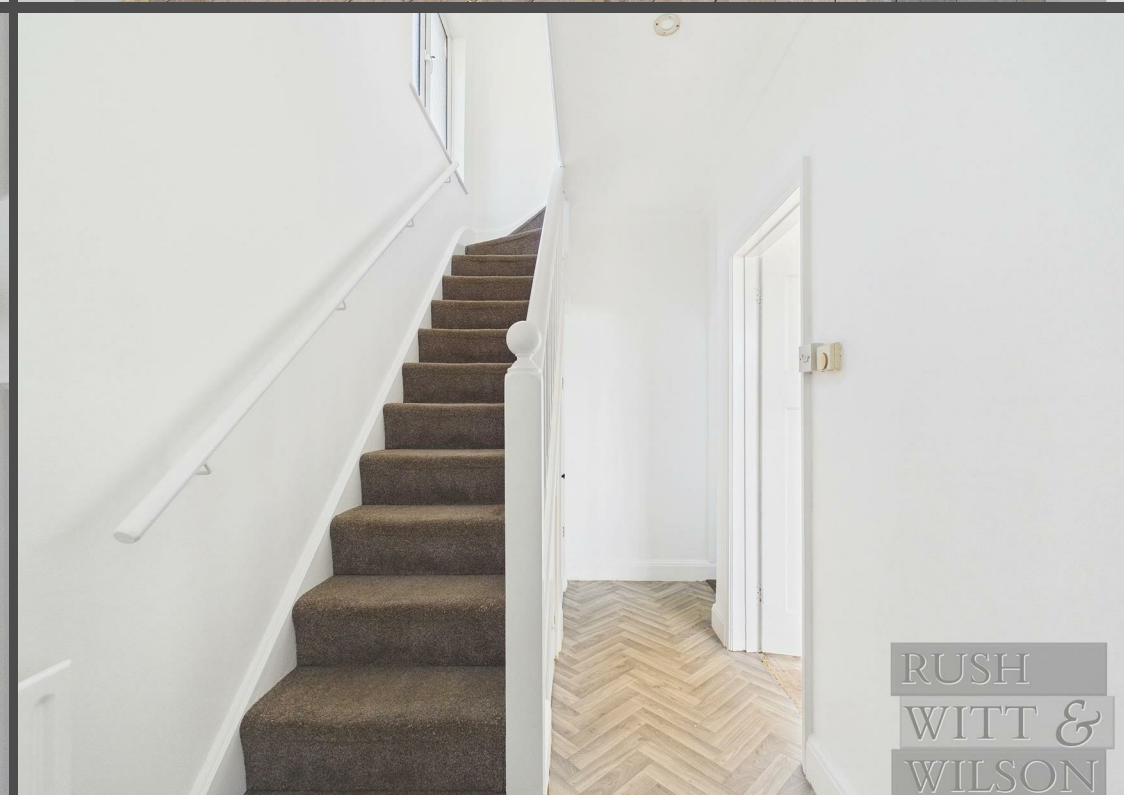
RUSH
WITT &

186 Old Church Road, St. Leonards-On-Sea, TN38 9HD
Offers In The Region Of £280,000 Freehold

Nestled on the charming Old Church Road in St. Leonards-On-Sea, this delightful three-bedroom end-terrace house, built in the 1930s, presents a wonderful opportunity for those seeking a home that is both inviting and versatile. Offered to the market chain-free, this property is perfect for families or individuals looking to make their mark in a well-established neighbourhood. As you step inside, you will find a light and airy living room that sets a welcoming tone for the rest of the home. The spacious kitchen/diner is ideal for entertaining or enjoying family meals, providing a warm and functional space for everyday living. The neutral décor throughout allows for easy personalisation, enabling you to infuse your own style and character into the home. Upstairs, you will discover three well-proportioned bedrooms, each offering a comfortable retreat for rest and relaxation. The main bathroom is conveniently located to serve the needs of the household. The property boasts a level rear garden, predominantly laid to lawn, which is perfect for outdoor activities or simply enjoying the fresh air. A charming summerhouse at the rear adds an extra touch of appeal, providing a delightful space for hobbies or relaxation. This end-terrace home is not only a fantastic opportunity to create your dream living space but also benefits from its prime location in St. Leonards-On-Sea, known for its vibrant community and proximity to local amenities. With its blend of character and potential, this property is sure to attract interest from a variety of buyers. Do not miss the chance to view this lovely home and envision the possibilities it holds.

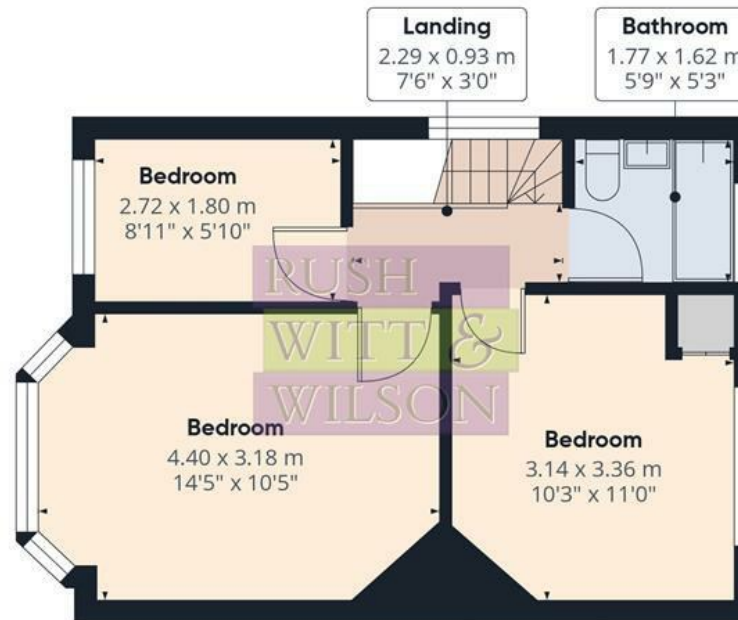








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

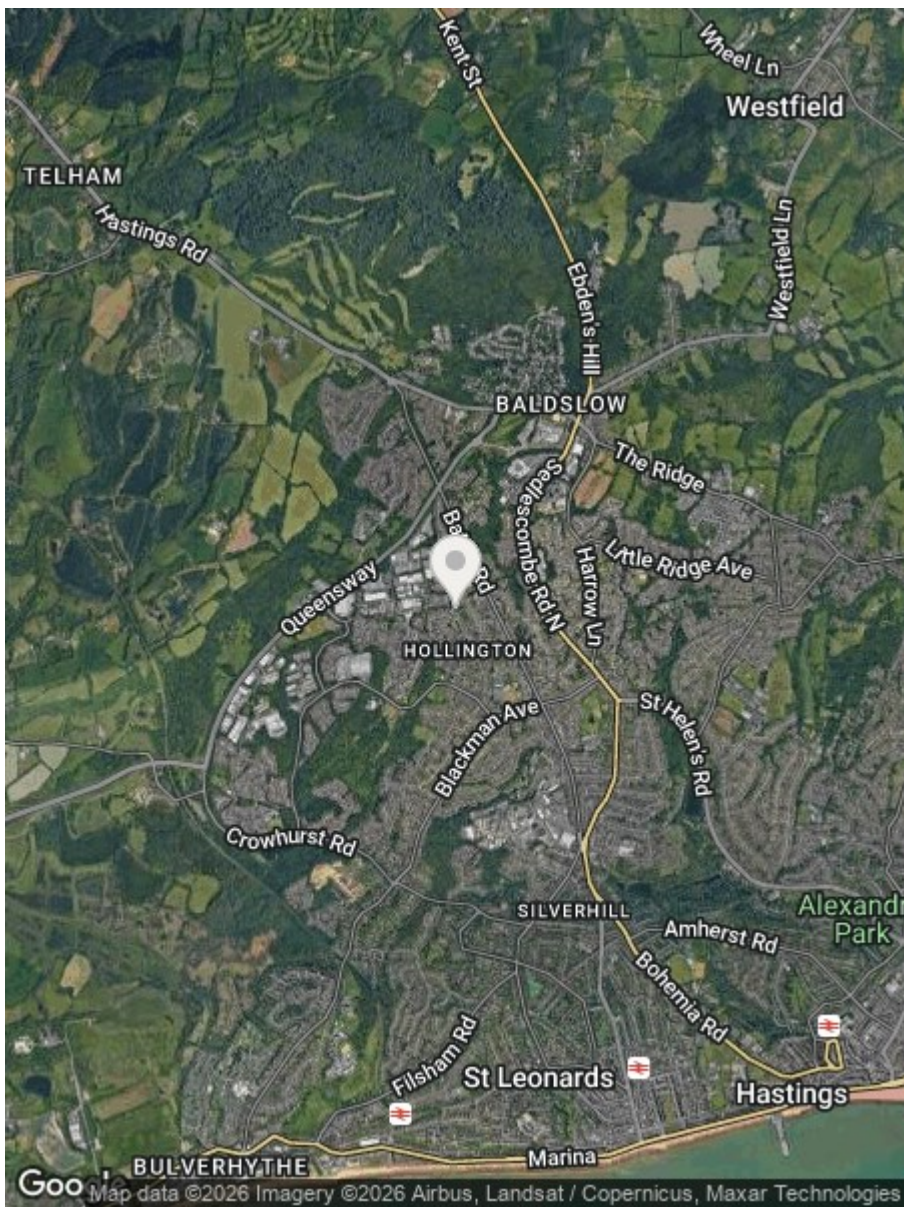
Approximate total area⁽¹⁾

80.1 m²

861 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.



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 - 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:

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