24 Warren Close, St. Leonards-On-Sea, TN38 8DT

Offers In Excess Of £290,000 Freehold

A fantastic opportunity to acquire this well-presented three-bedroom attached family home, ideally positioned within a popular residential location and enjoying the rare benefit of a delightful woodland backdrop.

The property offers off-road parking to the front, complete with the electrics in place for a vehicle charging point, and is perfectly suited to modern family living. Upon entering, you are welcomed by an entrance hall leading through to a spacious and light-filled living room, creating the ideal space for both relaxing and entertaining. To the rear of the property is a recently modernised kitchen, beautifully fitted with integrated appliances, ample storage, and a stylish breakfast bar. The kitchen flows seamlessly into the conservatory, providing additional reception space and enjoying attractive views over the rear garden and the natural woodland setting beyond. The first floor comprises three generous bedrooms and a well-appointed family bathroom, making this an ideal home for growing families, first-time buyers, or those looking to upsize. Outside, the good-sized rear garden offers a wonderful degree of privacy and backs directly onto woodland, creating a peaceful and picturesque environment rarely found within such a convenient location. Warren Close remains a firm favourite with local residents, offering easy access to local amenities, highly regarded schooling including The St Leonards Academy, and excellent transport links via West St Leonards railway station. Hastings town centre, the seafront, and neighbouring Bexhill are all within easy reach. Properties in this sought-after position rarely become available, and early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

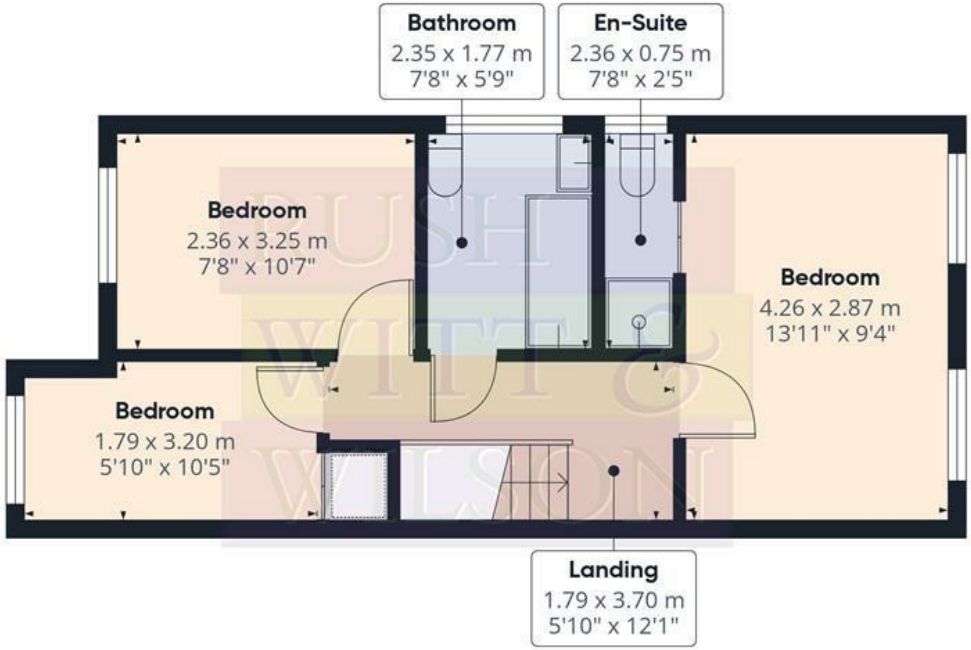
RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

Floor 0



Floor 1

RUSH WITT & WILSON

Approximate total area(1)

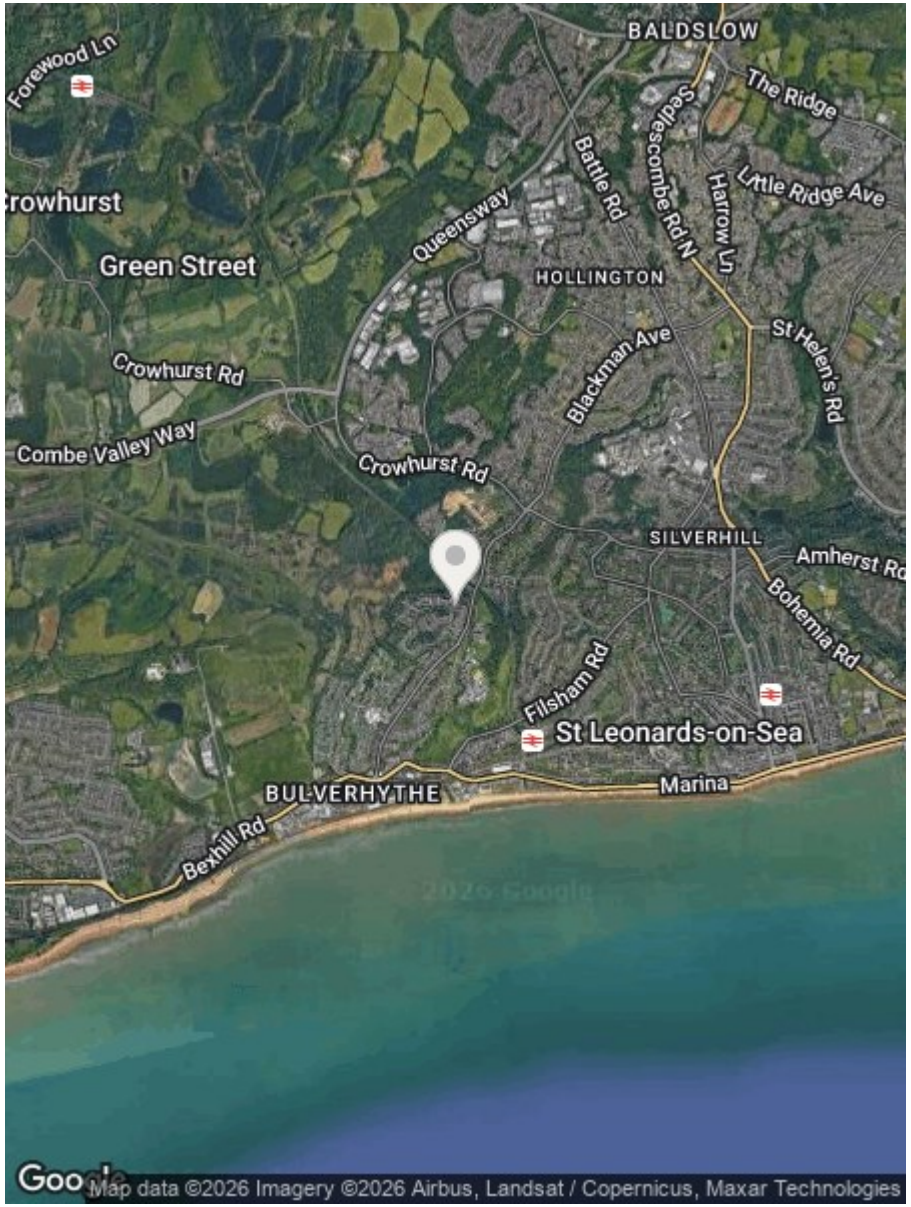
79.9 m²

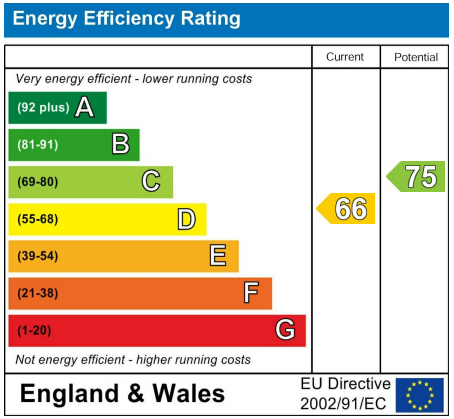
859 ft²

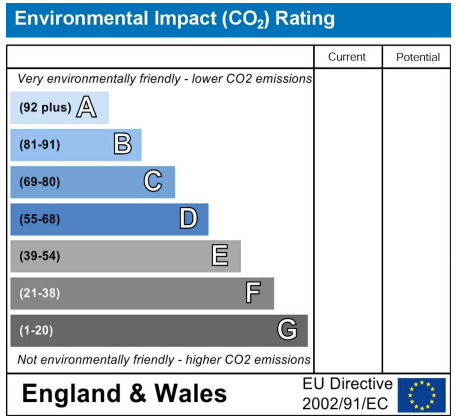
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







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:

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

The Property Ombudsman
Relocation agent network

Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk