

RUSH  
WITT &  
WILSON



**245 Battle Road, St. Leonards-On-Sea, East Sussex TN37 7AN**  
**£259,000**

A well presented two bedroom semi detached house, situated in this highly convenient and popular residential location. Offering bright and spacious accommodation throughout, the property comprises large open plan Lounge/Dining Room, modern fitted kitchen, bathroom, two bedrooms, double glazed windows and doors and gas central heating system with Hive control. Externally, the property benefits from having off road parking for multiple vehicles and westerly facing rear gardens. Viewing comes highly recommended by Rush, Witt & Wilson Sole Agents. NO ONWARD CHAIN. Council Tax Band B.



**Entrance Porch**

Glass panelled wooden door leading to Living Room, hanging space for coats, double glazed window overlooking front elevation

**Open Plan Lounge/Dining Room**

21'11" x 11'5" (6.7 x 3.5)

**Living Room**

11'5" x 11'5" (3.5 x 3.5)

Double radiator, double glazed window overlooking front elevation, wall mounted electric flame effect fire, open square arch leading to Dining Room, designed for open plan living with the potential to separate the Living & Dining Room

**Dining Room**

11'5" x 9'10" (3.5 x 3.0)

Double radiator, double glazed window overlooking rear garden, under stair storage which houses electrical consumer unit, electric meter and gas meter, stairs leading to first floor

**Inner Hallway**

Double glazed window overlooking side elevation, door leading to Bathroom and hall leading to Kitchen

**Bathroom**

Modern suite comprising w/c low level flush, vanity unit with wash hand basin and mixer tap, tiled splashback, walk in shower cubicle with chrome shower controls, chrome shower attachment and shower head, panelled bath with mixer tap, part tiled walls, tiled floor, chrome heated towel rail, obscured double glazed window overlooking side elevation

**Kitchen**

11'9" x 9'10" (3.6 x 3.0)

Modern fitted 'Magnet' kitchen with a range of matching wall and base level units with laminated wood effect worktop surfaces, sink with drainer and mixer tap with additional pull out directional spray rinser, integrated under counter fridge/freezer, built in electric oven, four ring halogen hob with extractor hood above, space for freestanding fridge freezer, space and plumbing for washing machine, floor to ceiling cupboard housing the domestic heating and hot water combi boiler with additional storage, obscured double

glazed panelled door leading to side elevation, double glazed window overlooking side elevation, double glazed French doors giving access onto the rear garden, radiator, access to loft space

**First Floor Landing**

Access to loft space

**Bedroom One**

11'9" x 11'5" (3.6 x 3.5)

Double glazed window overlooking front elevation, radiator

**Bedroom Two**

9'10" x 8'6" (3.0 x 2.6)

Double glazed window overlooking rear garden, radiator

**Outside****Front of Property**

Off road parking for multiple vehicles, gated side access available

**Rear Garden**

Well stocked and maintained westerly facing rear gardens with separate patio areas, lawn and a mixture of plants, shrubs and small trees, gated side access available

**Agents Notes**

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



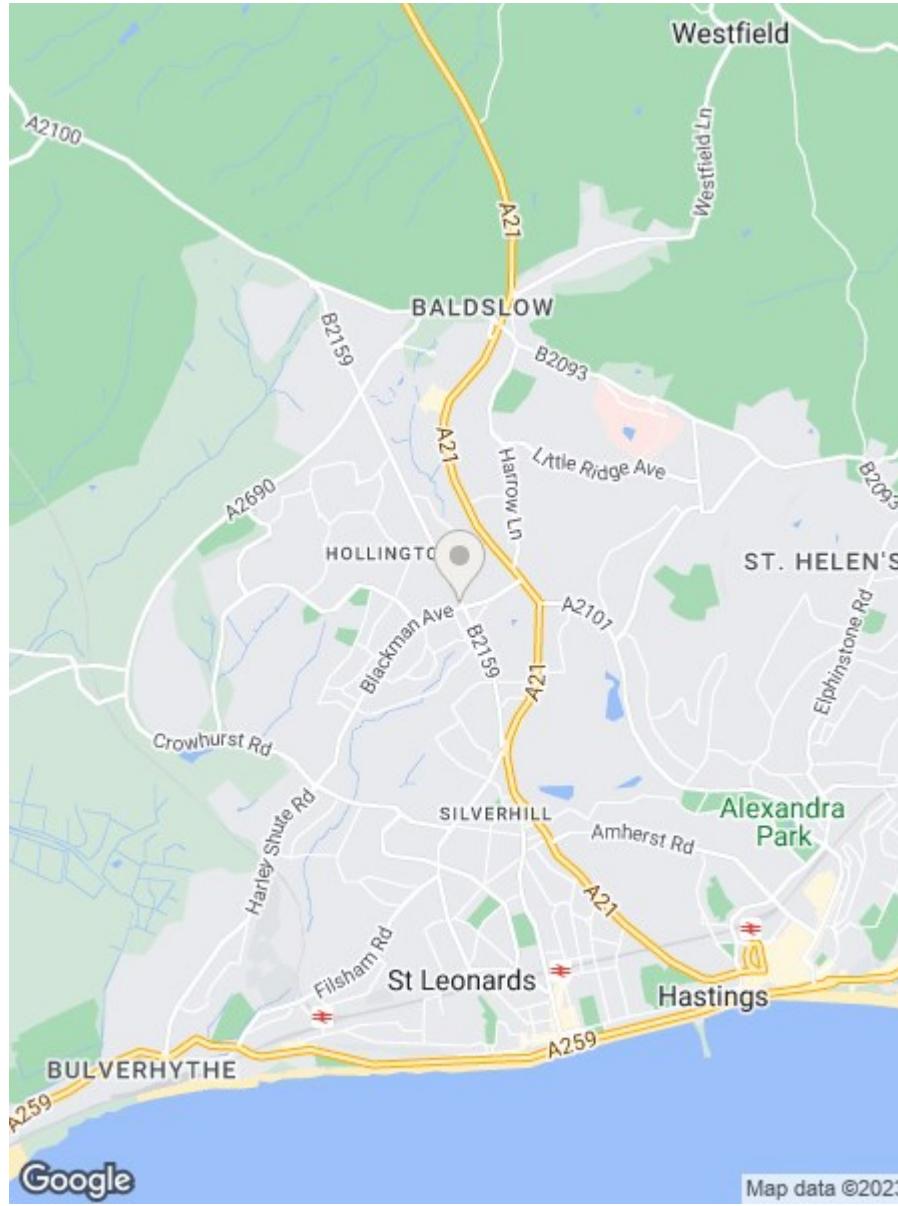
GROUND FLOOR  
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 730 sq.ft. (67.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	68	
(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<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	