

**RUSH
WITT &
WILSON**



**RUSH
WITT &**

**45 Sedlescombe Gardens, St. Leonards-On-Sea, TN38 0YT
Offers In The Region Of £275,000**

Rush Witt & Wilson welcome to the market this CHAIN FREE THREE BEDROOM mid-terrace property in a favoured location of St Leonards On Sea. We feel this would make an ideal first purchase or upsize if looking for the next step on the property ladder. Internally the property has an entrance porch which then leads into the open plan living room/diner with the kitchen located to the rear aspect. The house itself would benefit from some modernisation but is considered a contender to apply your own style to. On the upper floor of this house you have THREE BEDROOMS all of a good size with the bathroom also located on this floor. Externally the house has a mostly laid to lawn rear garden which is of a sunny aspect. Not to far from the house is a GARAGE which is ideal for vehicular parking. If you have been searching for a house that is ready to move into then please do get in touch with the Hastings branch. We look forward to welcoming your viewing enquiries.









Floor 0



Floor 1

Approximate total area⁰

842.76 ft²

78.3 m²

Reduced headroom

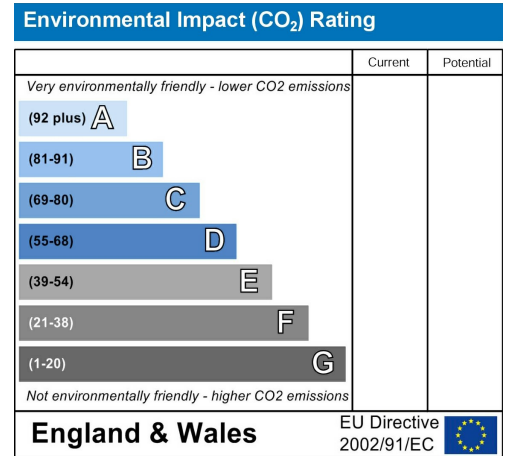
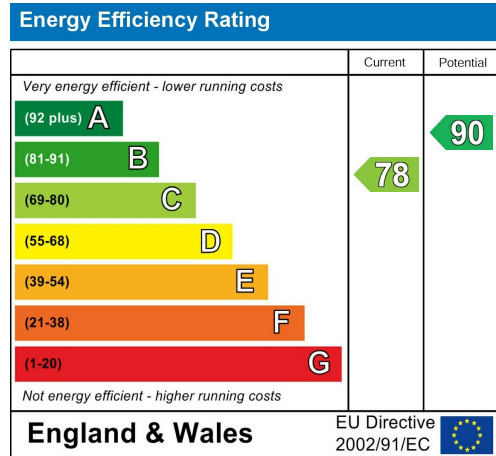
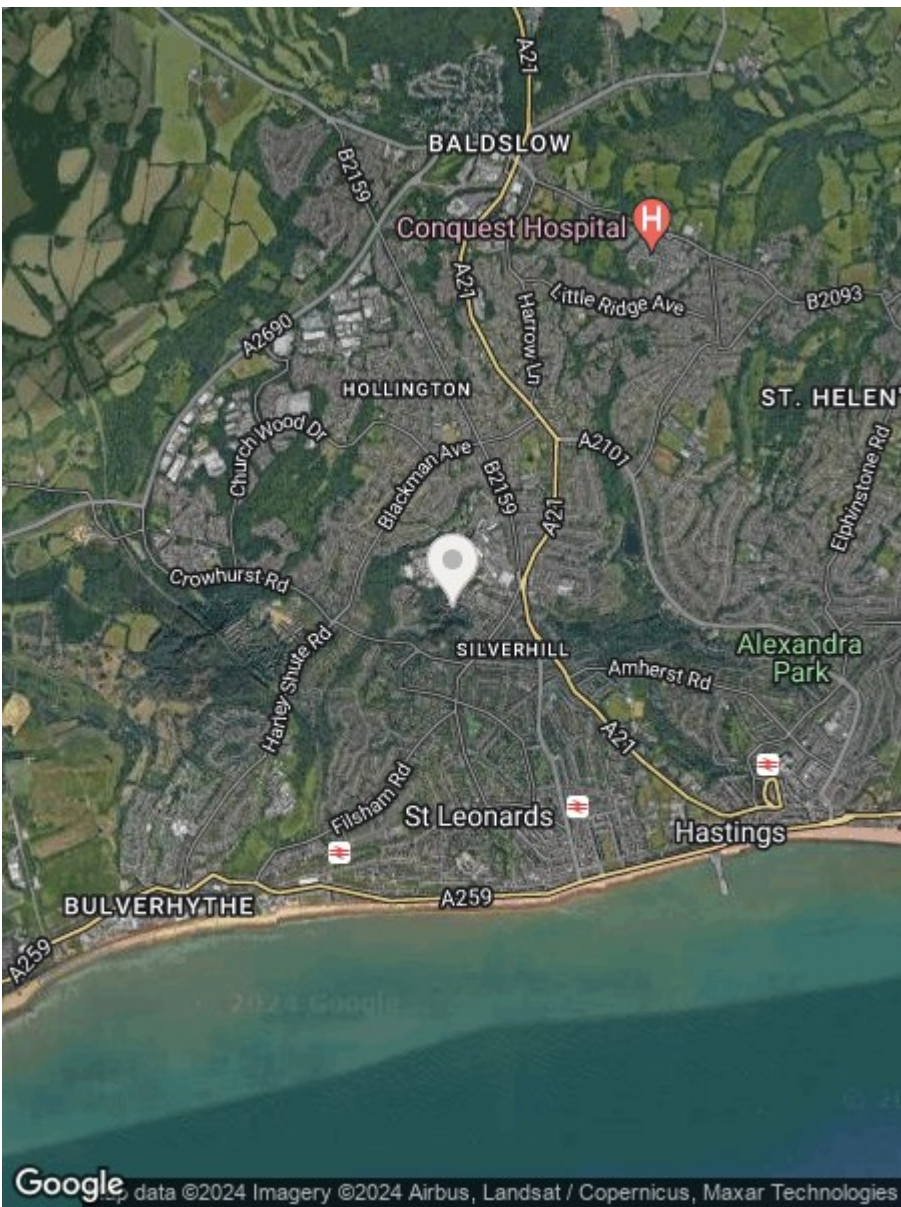
15.86 ft²

1.47 m²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



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