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**Rose Cottage, 4B Gillsmans Hill, St. Leonards-On-Sea, TN38 0SP**  
**Offers In Excess Of £325,000**

**Presenting a two-storey, three bedroom terrace property, sprawled over a generous 1063.94 square feet. This characterful weather-boarded home is newly refurbished throughout and features a beautifully designed kitchen with integrated appliances, a cloakroom/wc and a well-appointed living room. Ascending to the upper floor you will be greeted by three well proportioned double bedrooms of which the master features a stylish en-suite and a marvellous family bathroom suitable for any families needs. Finally the rear garden is fully enclosed and offers a small patio area with an area of garden set beyond. The property is being sold chain free and is an excellent choice for those who value privacy coupled with a practical layout.**







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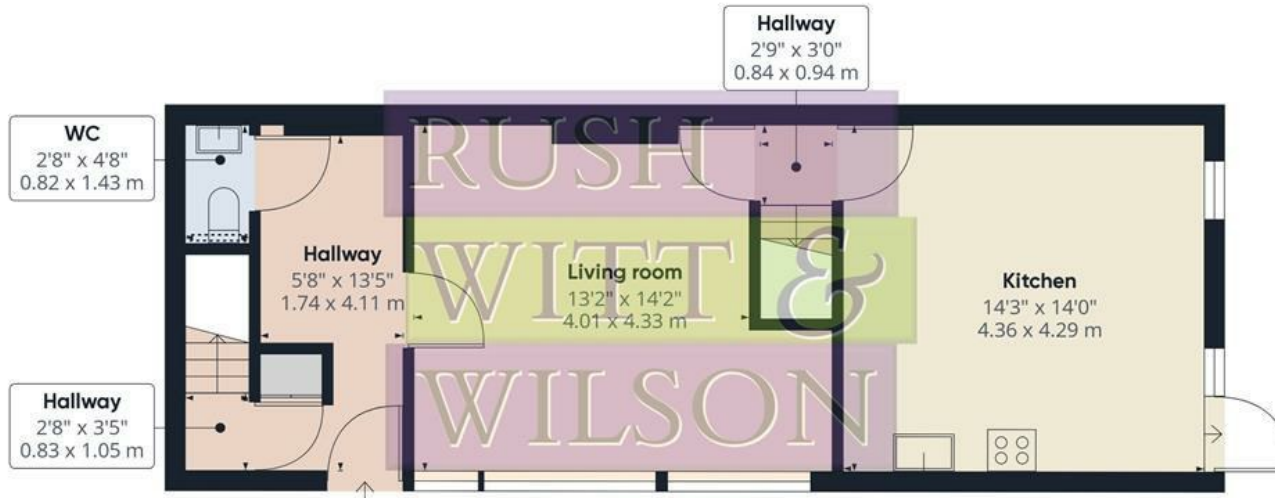
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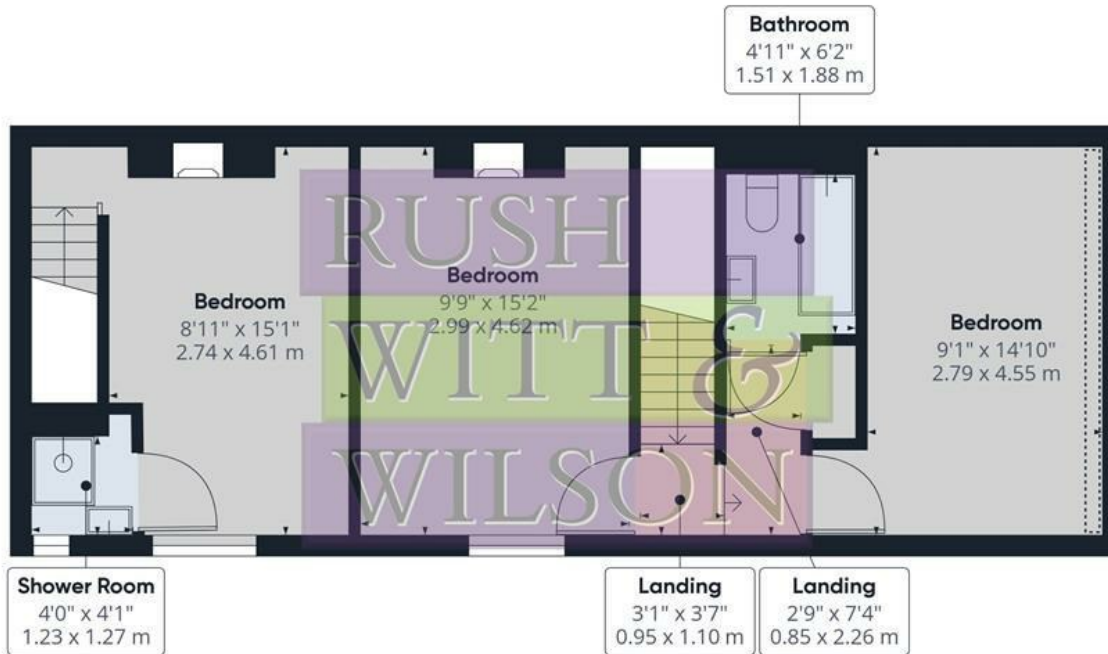
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Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

1063.94 ft<sup>2</sup>

98.84 m<sup>2</sup>

**Reduced headroom**

9.45 ft<sup>2</sup>

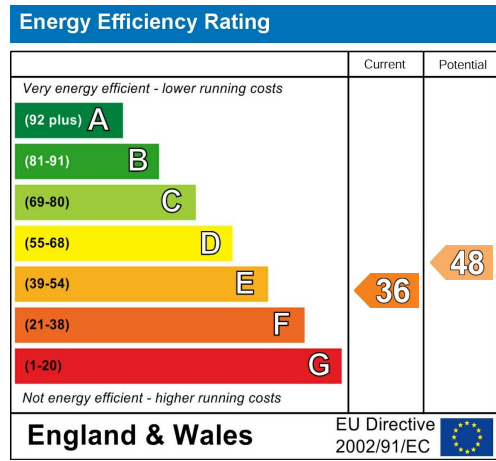
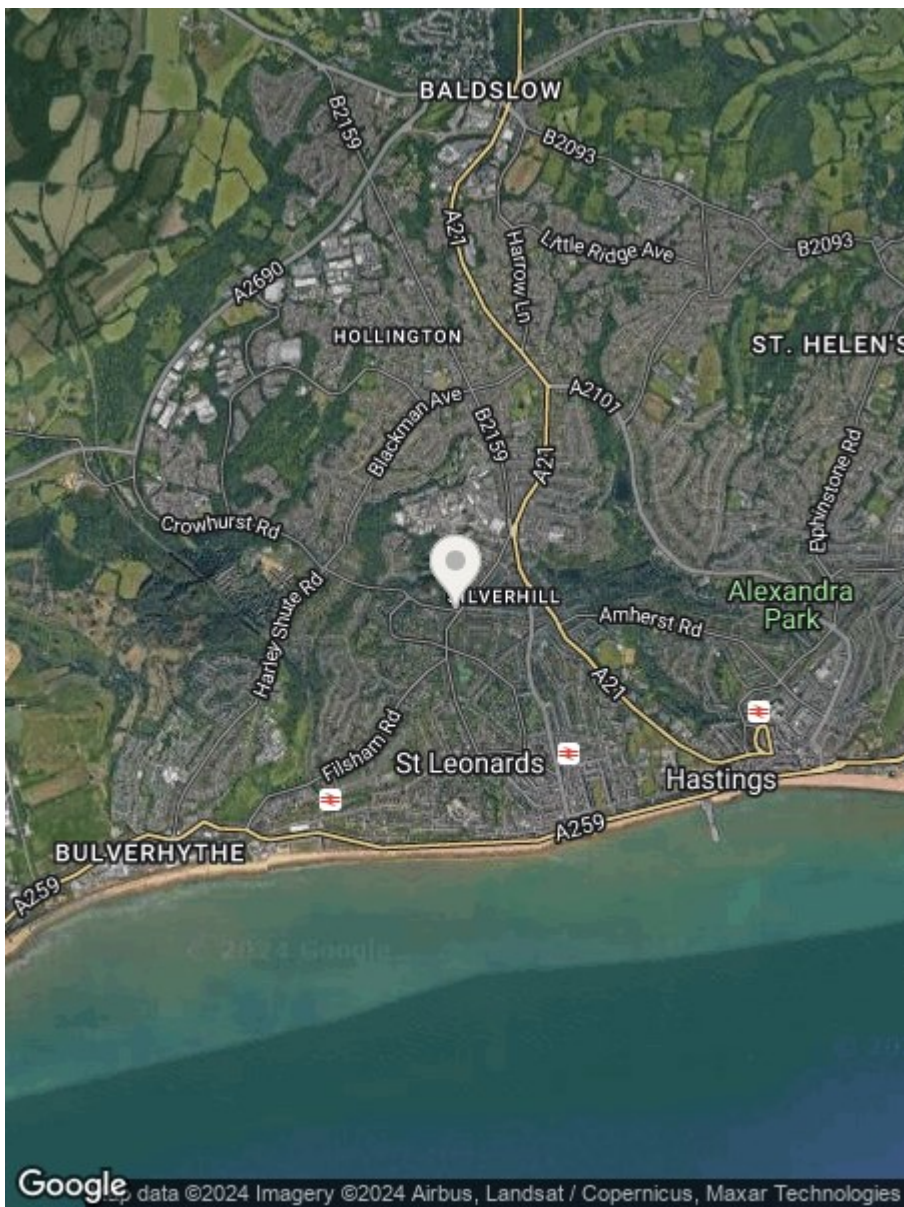
0.88 m<sup>2</sup>

(1) 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.

**GIRAFFE 360**



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**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**