

**RUSH
WITT &
WILSON**



**RUSH
WITT &**

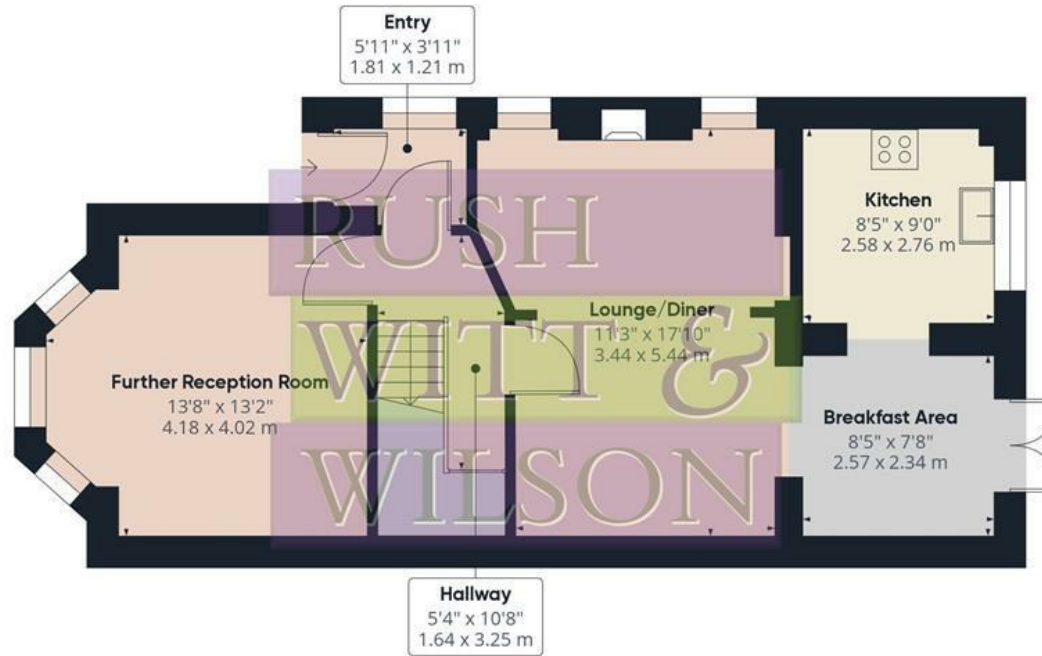
**3 Bulverhythe Road, St. Leonards-On-Sea, East Sussex TN38 8AA
Guide Price £300,000**

*****GUIDE PRICE £300,000 - £325,000***** Rush Witt & Wilson are pleased to welcome to the market this spacious **THREE BEDROOM** Victorian bay fronted semi detached house enjoying impressive character features with the advantage of modern refinements. The property is ideally positioned on the Western outskirts of St Leonards close to day to day amenities with the seafront found close by and is positioned within equal distance of Hastings and Bexhill offering a wider range of amenities with useful road links and a range of schools, shops and transport links. Internally the property offers an elegant arrangement of accommodation deceptively boasting an entrance hall, reception room/optional bedroom, feature open plan lounge/diner with wood burning stove, fitted kitchen with separate breakfast area. To the first floor the landing offers access to the loft which is fully boarded and affords three velux windows, three good sized bedrooms, one with an en-suite bathroom/WC and a further shower room/WC. Externally the rear garden is fully enclosed offering a sunny aspect and is the perfect space to enjoy in the summer months. The property also benefits from under house storage that is accessed from the breakfast area and spans the footprint of the house. We welcome your enquiries to view this wonderful example of a home and we look forward to showing you around.









Floor 0



Floor 1

Approximate total area⁽¹⁾

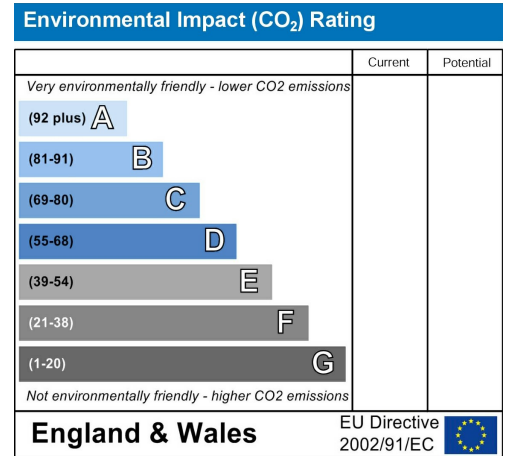
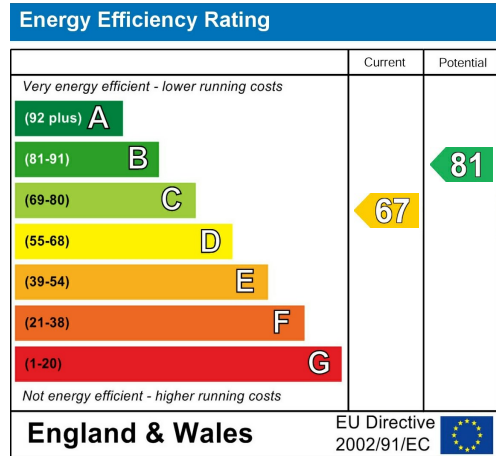
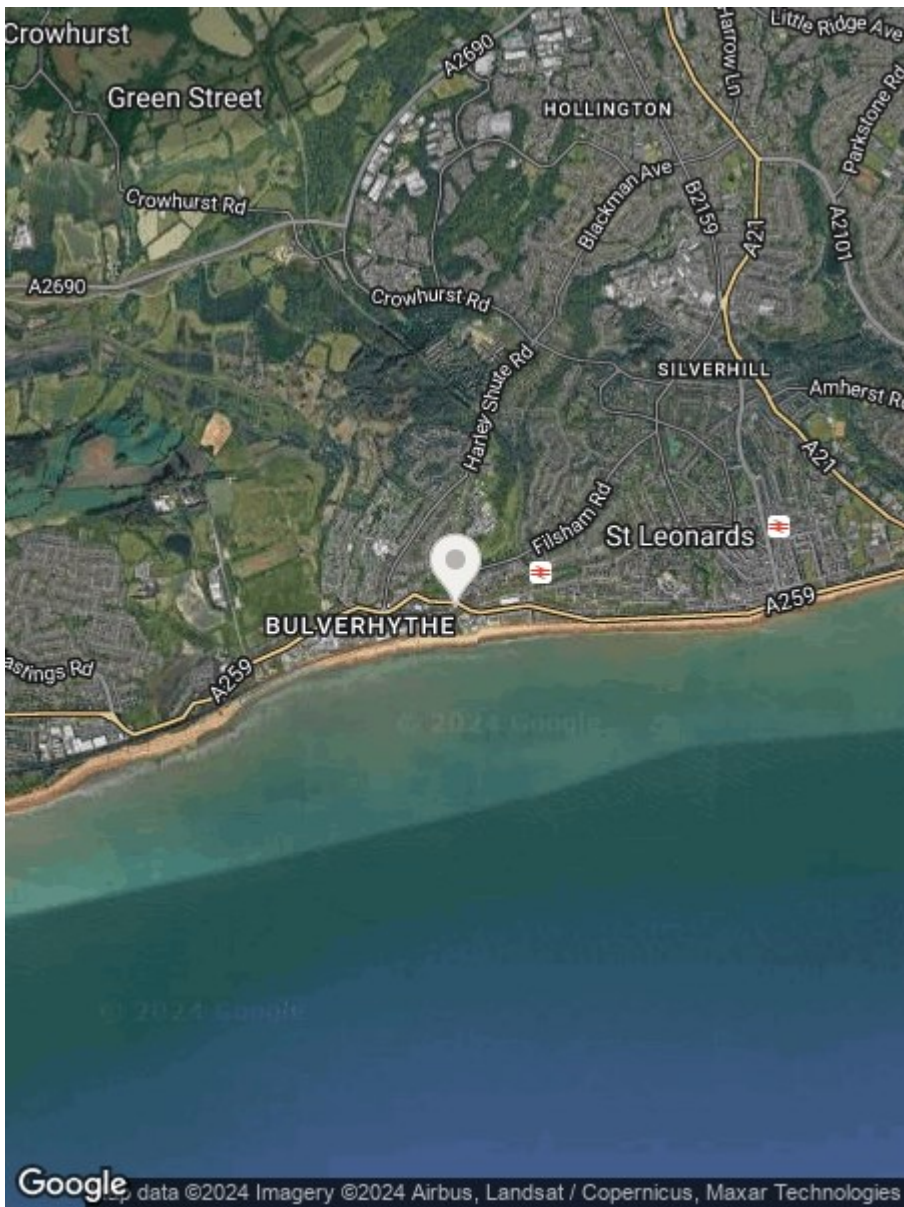
1135.6 ft²

105.5 m²

(1) Excluding balconies and terraces

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



**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**