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25 Sedlescombe Road South, St. Leonards-On-Sea, TN38 0TB
Guide Price £700,000 - £750,000

*****GUIDE PRICE £700,000 - £750,000***** This generously sized property offers a total area of 2405.28 square feet set out over four spacious floors. The accommodation currently consists of six bedrooms and four bathrooms, offering ample space for a growing family or flexible living options, this unique layout that could be used as home and income, perfect for a teenager that want their own space, a self-contained annex, or even Airbnb business. The lower ground floor with its own entrance to the side of the property provides a cosy atmosphere with a combined dining/living room complete with a fireplace, alongside a kitchen, a bathroom with shower, and two bedrooms. You can enjoy the beautiful garden accessed via the dining room or side of the property, the garden is landscaped that offers a decked area with pizza oven, laid lawn and mature shrubs, a home office, garden shed and summerhouse all found to the far end of the garden. Moving up to the ground floor, there is a terrace for outdoor enjoyment, a shower room, laundry room, comfortable living room with bay window and fireplace and a kitchen featuring French doors overlooking the rear garden. The first floor houses two further bedrooms, a bathroom with shower. The second floor boasts another two bedrooms, and a family bathroom wc. This property presents an exciting opportunity for those seeking a spacious residence within a convenient location that is found centrally within the heart of St Leonards with a range of amenities found close by and just a short distance from St Leonards mainline railway station at Warrior square, as well as Hastings Town centre with it mainline railway station, range of shops and seafront promenade. This unique property must be viewed to fully appreciate.





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Floor 0



Floor 1

Approximate total area

2405.28 ft²
223.46 m²

Reduced headroom

18.62 ft²
1.73 m²

(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.

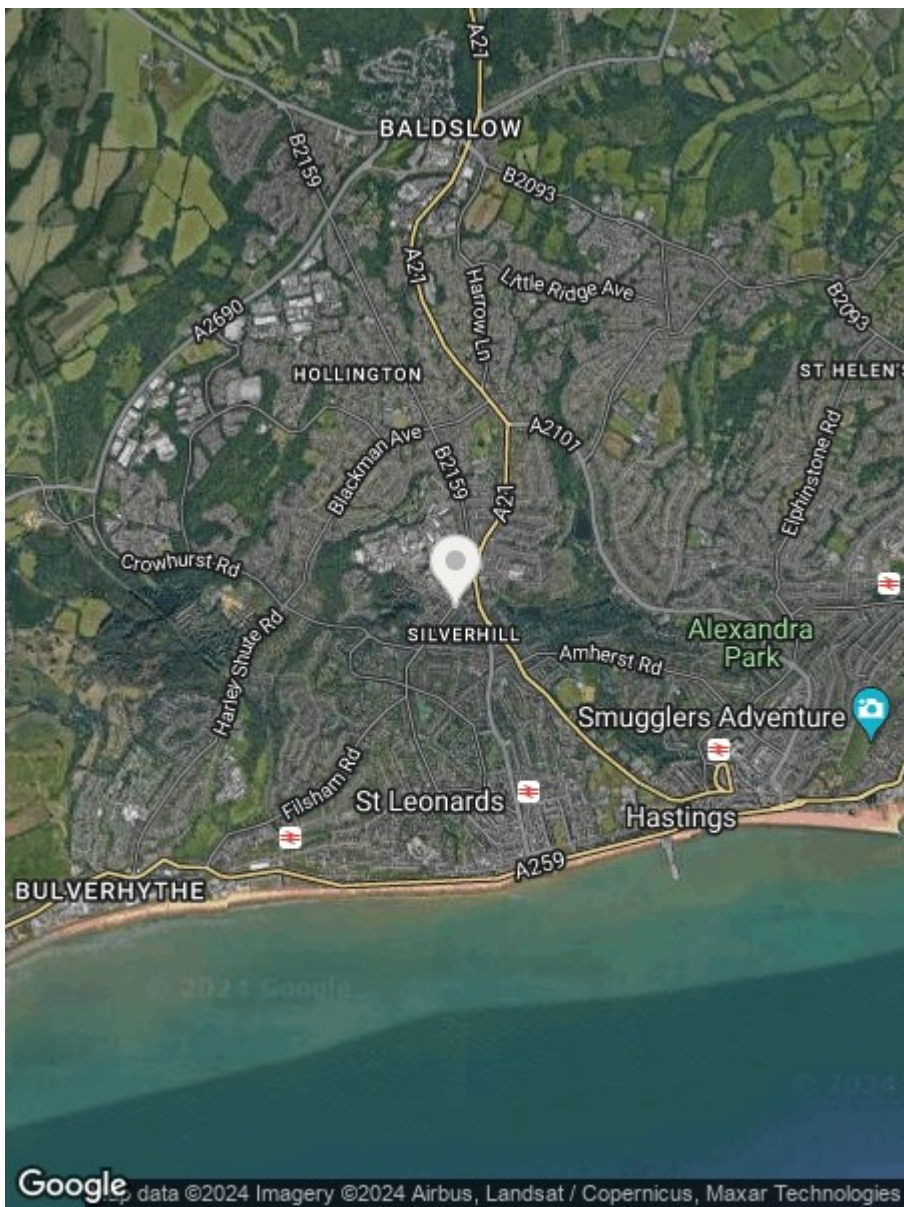
GIRAFFE 360



Floor 2



Floor 3



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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