

RUSH  
WITT &  
WILSON



RUSH  
WITT &

**7 Spring Street, St. Leonards-On-Sea, TN37 6JF**  
**Guide Price £180,000**

**\*\*CHAIN FREE\*\*** This period house is waiting to be discovered. As you step inside, you'll be greeted by a deceptively spacious three-storey home boasting two bedrooms, one bathroom, and a reception room that exudes character. The property features an integral garage, a coveted perk in this bustling area close to Alexandra Park, local shops, and the vibrant central St. Leonards. Upon entering, you'll find a large open-plan living space on the first floor, bathed in natural light from its dual aspect windows. The roomy area is perfect for entertaining, with enough space for a full dining table. The newly fitted kitchen is a welcome addition, offering ample storage. The second floor awaits to discover two double bedrooms, ideal for relaxation and rest. The modern family bathroom features a bath and a separate shower enclosure. Down on the ground floor, you'll find access to the garage and a separate utility room, providing additional storage.

**\*\*\*This property is for sale by Modern Method of Auction and viewers/bidders' personal data will be shared with IAM-Sold Ltd (the Auctioneer). Buyer & Seller are to complete the transaction within a 56 Day Reservation Period. If buying with a mortgage, check the properties suitability with your lender before bidding.**

**The buyer will sign a Reservation Agreement and make payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,000 inc VAT. The Reservation Fee is paid in addition to the purchase price and is considered within the calculation for stamp duty. Buyers are to provide the Auctioneer with proof of funding and complete ID checks. Buyer also pays £300 inc VAT for a Buyer Information Pack which viewers should review fully before bidding. Where services are recommended, the Agent or Auctioneer will be paid for the recommendation. Recommended services are optional.\*\*\***





RUSH  
WITT &  
WILSON



RUSH  
WITT &  
WILSON

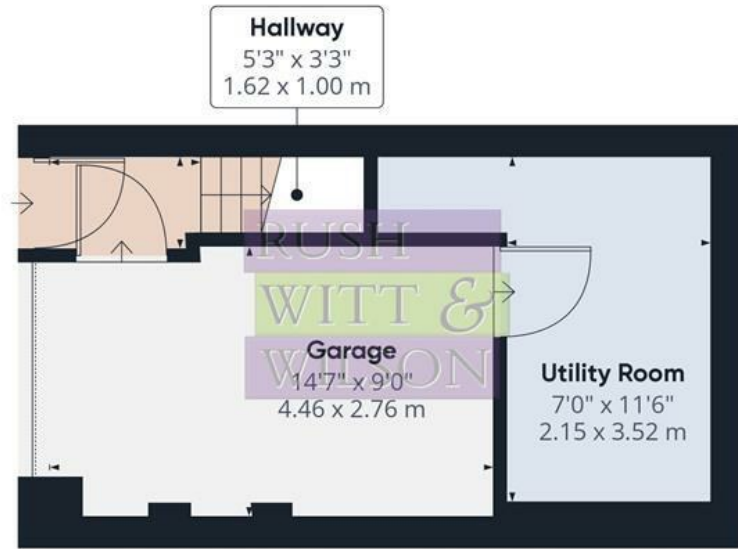


RUSH  
WITT &  
WILSON



RUSH  
WITT &  
WILSON

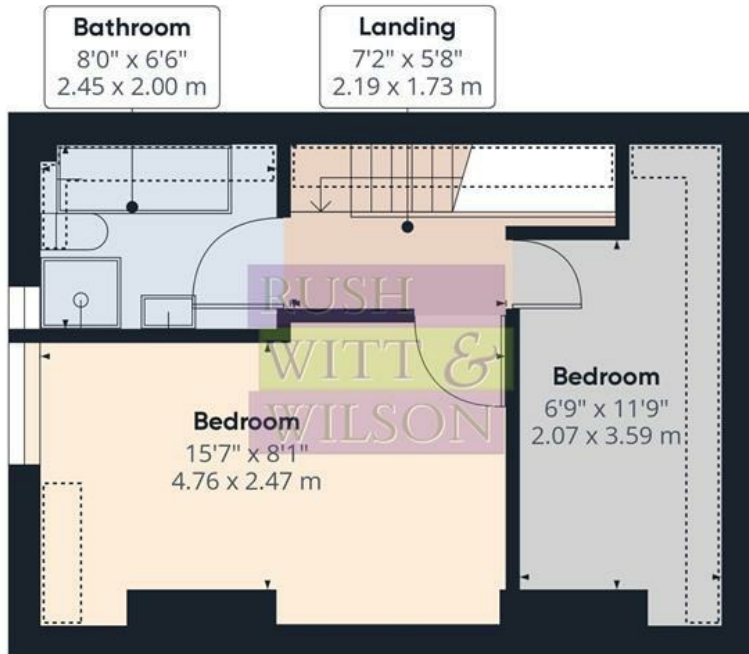




Floor 0



Floor 1



Floor 2



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

889.64 ft<sup>2</sup>

82.65 m<sup>2</sup>

Reduced headroom

55.43 ft<sup>2</sup>

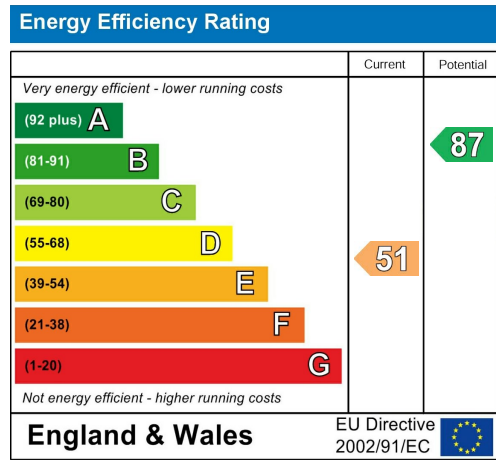
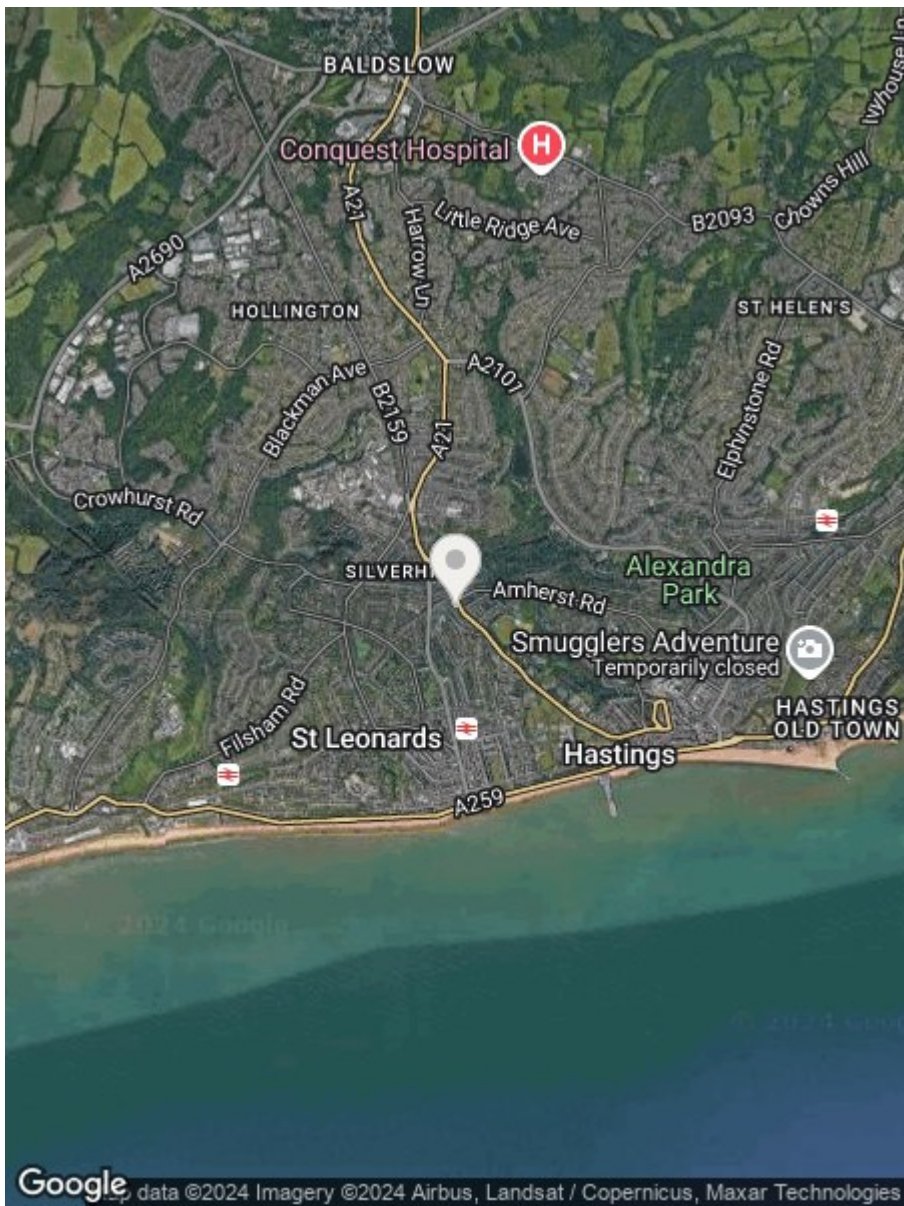
5.15 m<sup>2</sup>

(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.

GIRAFFE360



**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**