

**RUSH
WITT &
WILSON**



RUSH
WITT &

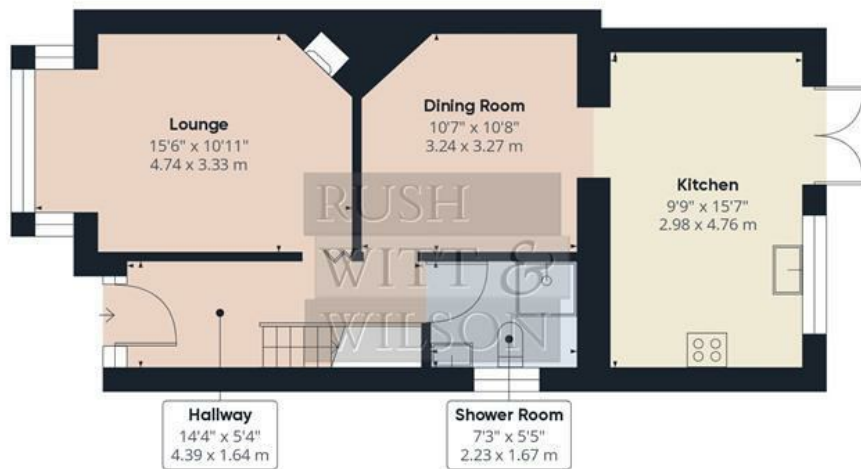
469 Battle Road, St. Leonards-On-Sea, East Sussex TN37 7BB
Guide Price £280,000

*****GUIDE PRICE £280,000 - £300,000***** Found on the outskirts of St Leonards sits this gorgeous extended three bedroom semi detached house enjoys off road parking to the front with the advantage of a large sunny enclosed rear garden. Internally the property offers well appointed accommodation comprising of an entrance hallway, bay fronted lounge, separate dining room with an extended kitchen and down stairs shower room. To the first floor there are three bedrooms and a modern bathroom/wc. The property enjoys double glazing, gas fired central heating and is conveniently found centrally with a wide range of shopping facilities, amenities, bus routes and schooling. Early viewings are highly encouraged for this property.

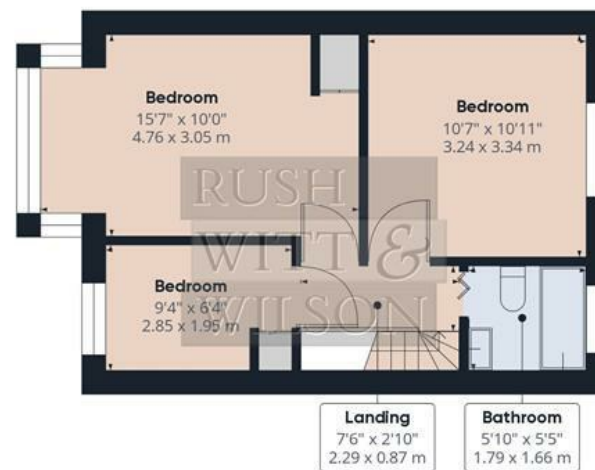




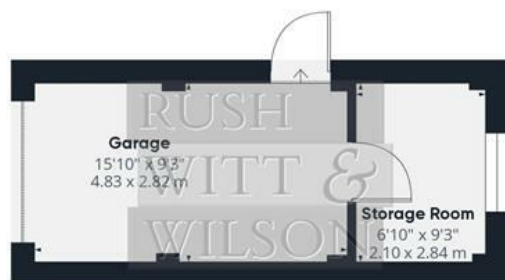




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1133.22 ft²

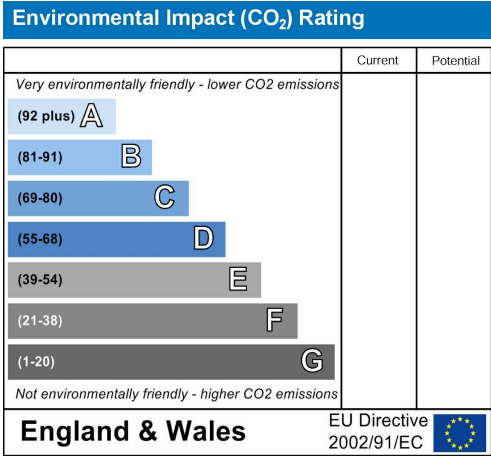
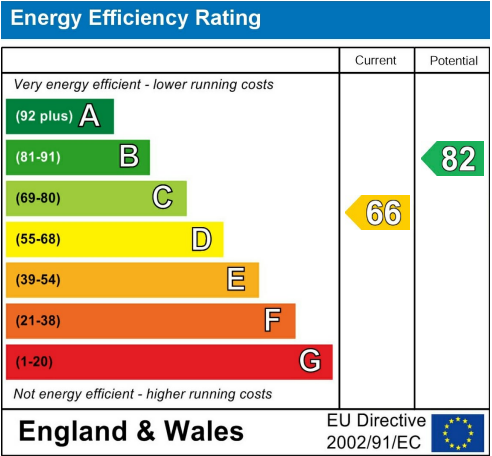
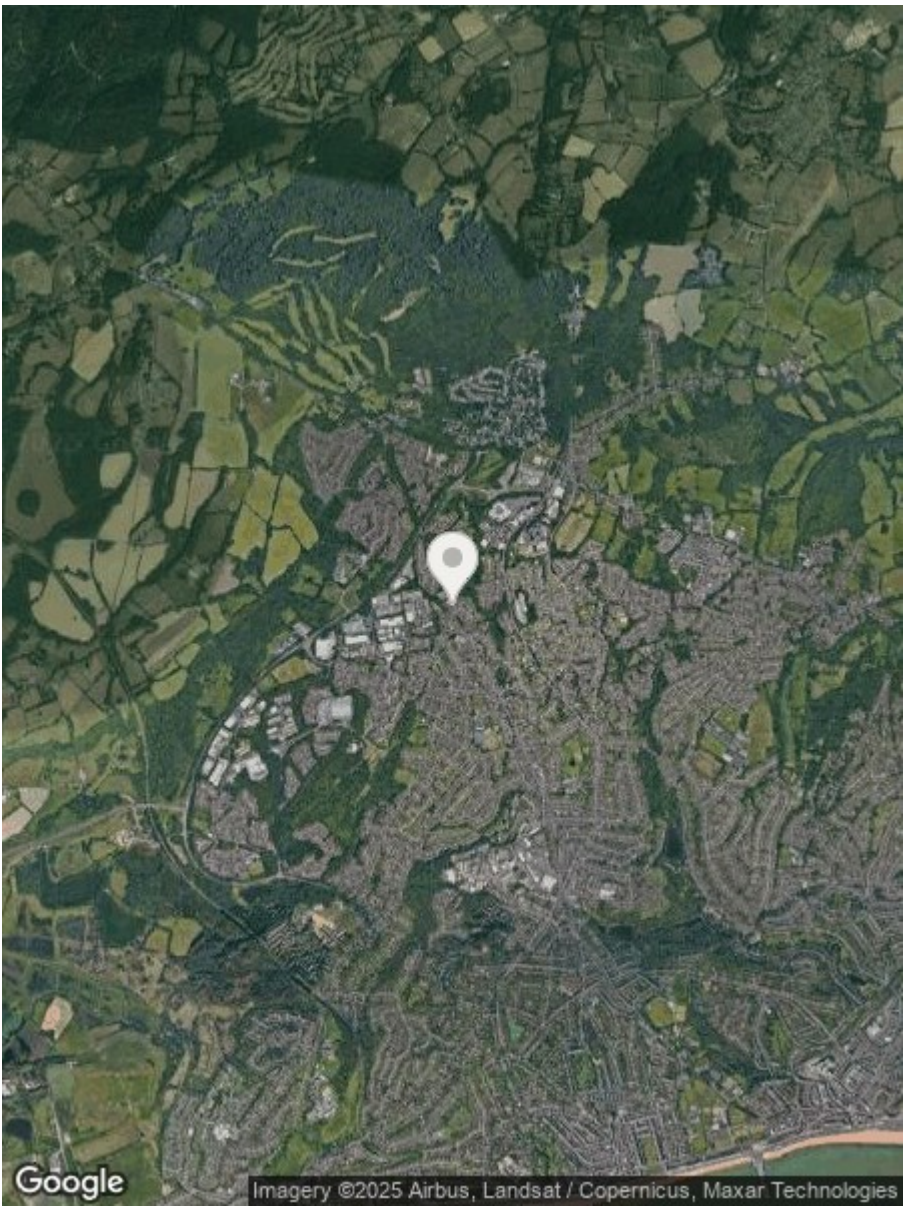
105.28 m²

(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.

Calculations are based on RICS IPMS 3C standard.

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**