

**RUSH
WITT &
WILSON**



15 Windmill Road, St. Leonards-On-Sea, TN38 9BY
Offers In Excess Of £300,000 Freehold

We're excited to introduce this exceptionally presented and extended three-bedroom semi-detached house, perfectly situated in a highly convenient location near Silverhill's local shops, top-rated schools, and excellent transport links.

Step inside and be greeted by a spacious living/dining room, ideal for relaxing or entertaining. The extended kitchen breakfast room offers a fantastic space for family meals, complete with a separate utility area, and there's a handy downstairs cloakroom for added convenience.

Upstairs, you'll find three generously sized bedrooms, with two offering ample space for double beds and the third perfect as a guest room or home office. The large family bathroom is the ideal place to unwind.

Outside, the property boasts a well-sized rear garden, perfect for summer BBQs or simply enjoying the fresh air. Plus, there's off-road parking to the front, making this home a true find!

With its fantastic location and spacious accommodation, this home is a must-see!

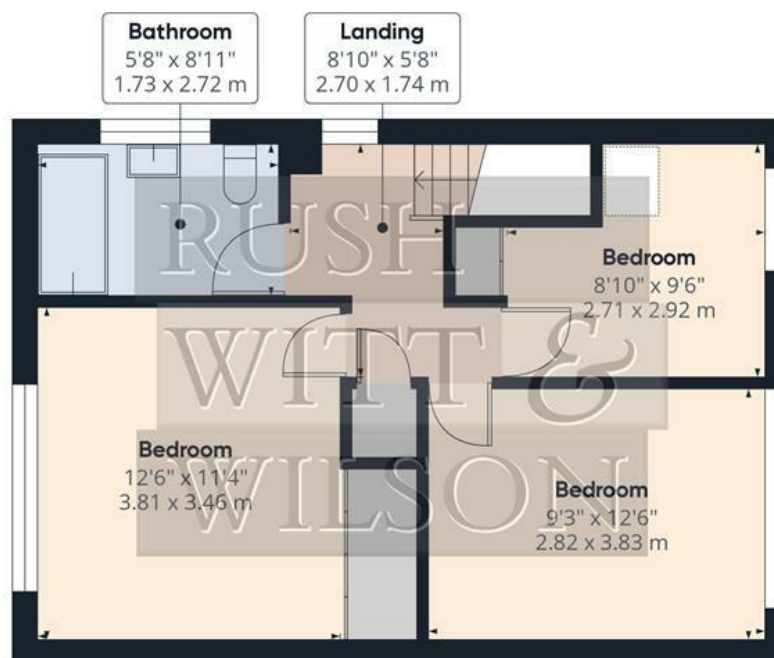








Floor 0



Floor 1

Approximate total area⁽¹⁾

1044.55 ft²

97.04 m²

Reduced headroom

2.01 ft²

0.19 m²

(1) Excluding balconies and terraces

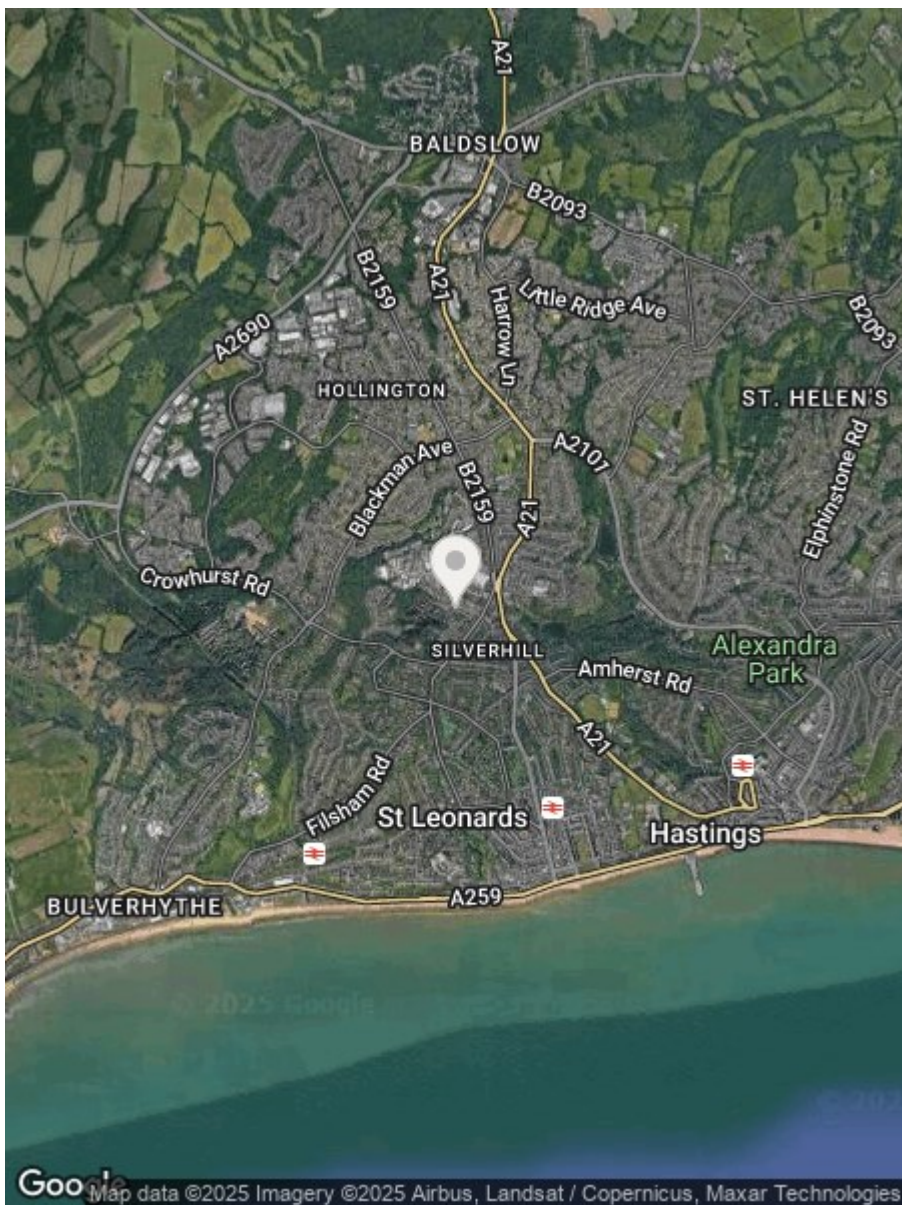
Reduced headroom

..... Below 5 ft/1.5 m

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – C

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

**RUSH
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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**