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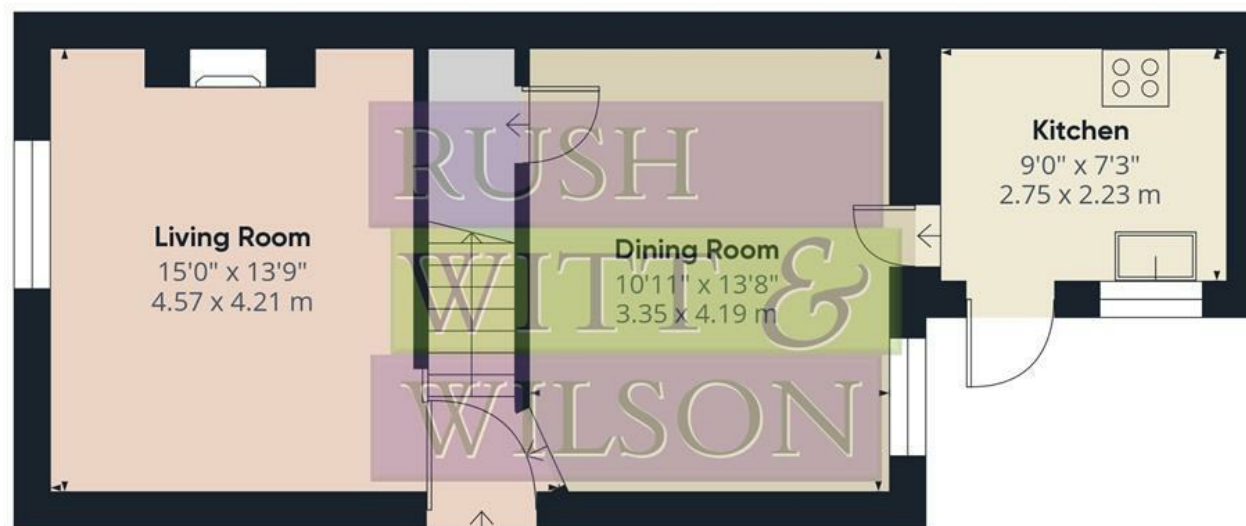
233 Battle Road, St. Leonards-On-Sea, TN37 7AJ
Offers In Excess Of £220,000

Nestled on Battle Road, this refurbished semi-detached house, perfect for families or those seeking a buy-to-let investment. This spacious two-bedroom home has been extensively renovated, ensuring a modern and inviting atmosphere throughout. Upon entering, you will find a well-appointed lounge that flows seamlessly into a separate dining room, providing ample space for entertaining guests or enjoying family meals. The newly fitted kitchen boasts contemporary fixtures and finishes, making it a delightful space for culinary pursuits. The upstairs landing leads to two generously sized double bedrooms, each offering a comfortable retreat. A newly fitted bathroom completes the upper floor, featuring modern amenities for your convenience. The property benefits from newly installed UPVC double glazed windows, ensuring warmth and energy efficiency, alongside a newly fitted gas-fired central heating system that promises comfort during the colder months. Outside, a large garden awaits, featuring a sandstone patio that is perfect for al fresco dining or relaxing in the sun, complemented by a good-sized section of lawn for children to play or for gardening enthusiasts to cultivate. Conveniently located near popular schooling establishments and local amenities, this home is an ideal choice for first-time buyers or those looking to expand their property portfolio. With its blend of modern comforts and spacious living, this delightful house is ready to welcome its new owners. Don't miss the opportunity to make this charming property your own.









Floor 0



Floor 1

Approximate total area⁽¹⁾

796.85 ft²

74.03 m²

Reduced headroom

4.35 ft²

0.4 m²

(1) Excluding balconies and terraces

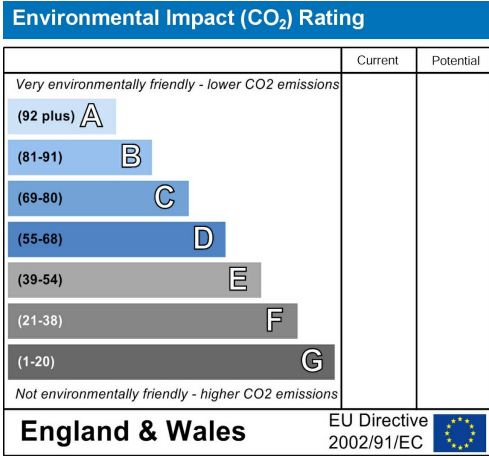
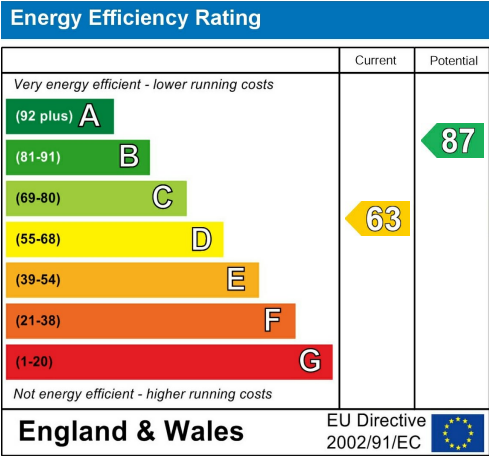
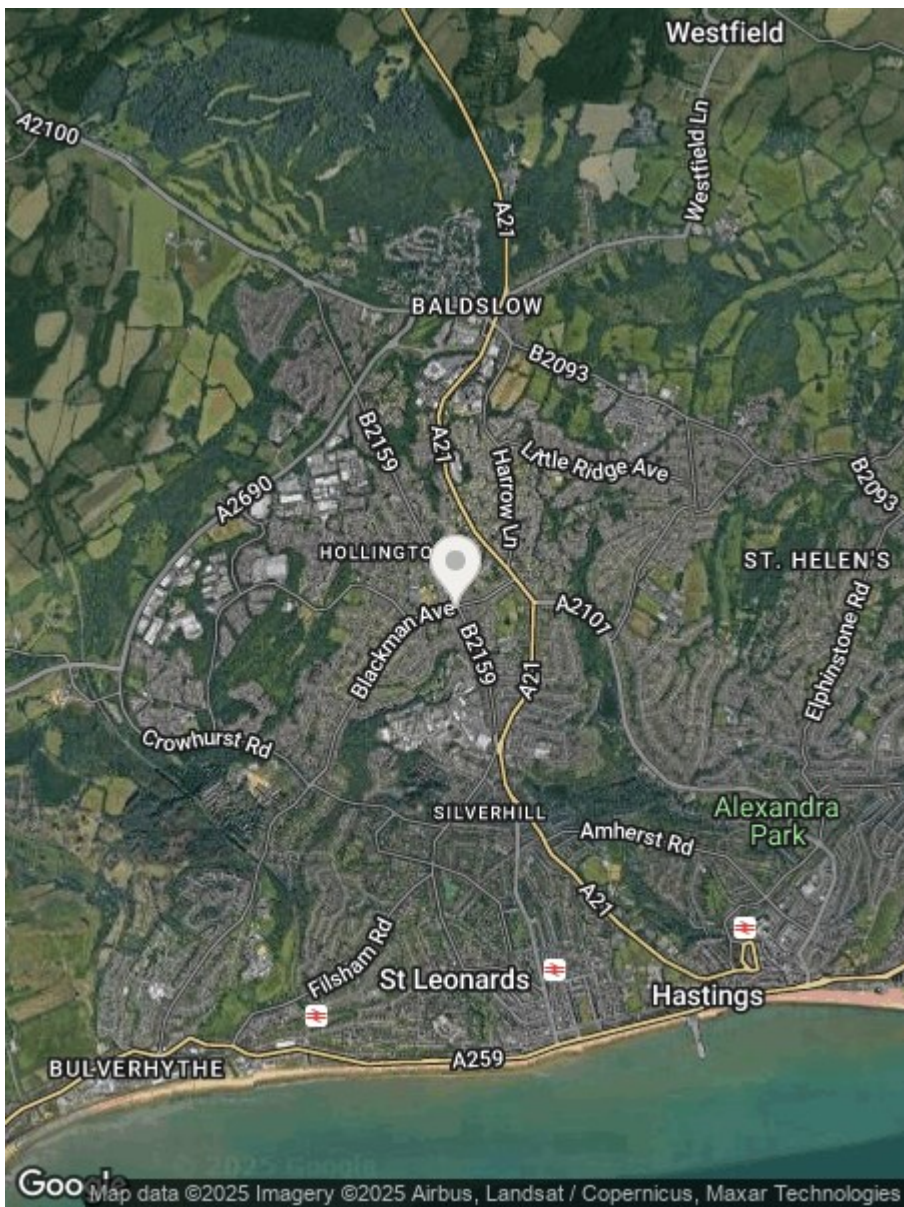
Reduced headroom

..... 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



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