

**RUSH
WITT &
WILSON**



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WITT &

6 Archery Road, St. Leonards-On-Sea, TN38 0FZ
Guide Price £575,000

****GUIDE PRICE £575,000 - £595,000****

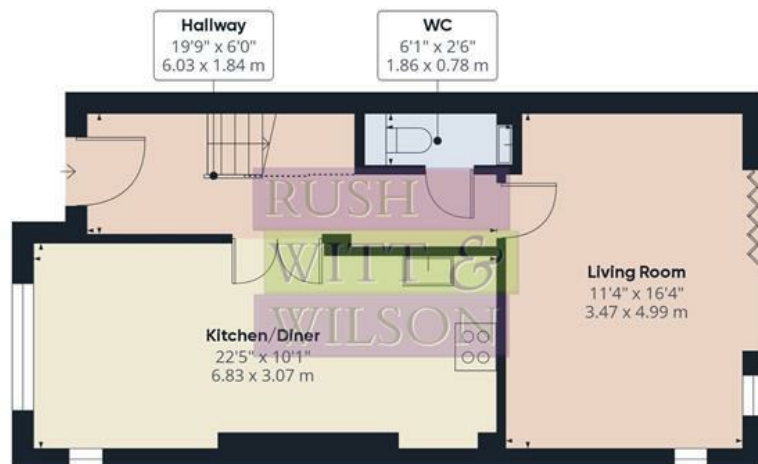
Offered for sale with no onward chain and nestled on Archery Road in the charming area of St. Leonards-On-Sea, this exquisite Regency-style end-of-terrace townhouse offers a splendid blend of modern living and historical charm. Spanning three well-appointed floors, the property boasts four spacious bedrooms and three stylish bathrooms, making it an ideal family home. Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient downstairs WC.

The living room is a highlight, featuring bi-folding doors that open onto a beautifully landscaped garden, perfect for outdoor relaxation and entertaining. The impressive open-plan kitchen-dining room is fitted with integrated appliances, providing a seamless space for culinary delights and family gatherings. The first floor comprises two generously sized double bedrooms, one of which benefits from an en suite shower room and built-in wardrobes, alongside a family bathroom complete with a separate shower enclosure. Ascending to the second floor, you will find two additional bedrooms, with the larger room featuring its own en suite shower room, built-in wardrobes, and access to a delightful roof terrace, offering a private outdoor retreat. This property is equipped with gas-fired central heating and double-glazed sash windows, ensuring comfort and energy efficiency. With two allocated parking spaces and the remainder of a 10-year new build guarantee, this home is both practical and stylish. The location is further enhanced by its proximity to St Leonards Gardens, the seafront promenade, and the vibrant array of independent shops and eateries in central St Leonards, as well as easy access to Warrior Square train station. This property truly represents a unique opportunity to enjoy modern living in a historic setting.









Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

1438.91 ft²

133.68 m²

Balconies and terraces

67.38 ft²

6.26 m²

Reduced headroom

15.23 ft²

1.41 m²

(1) Excluding balconies and terraces

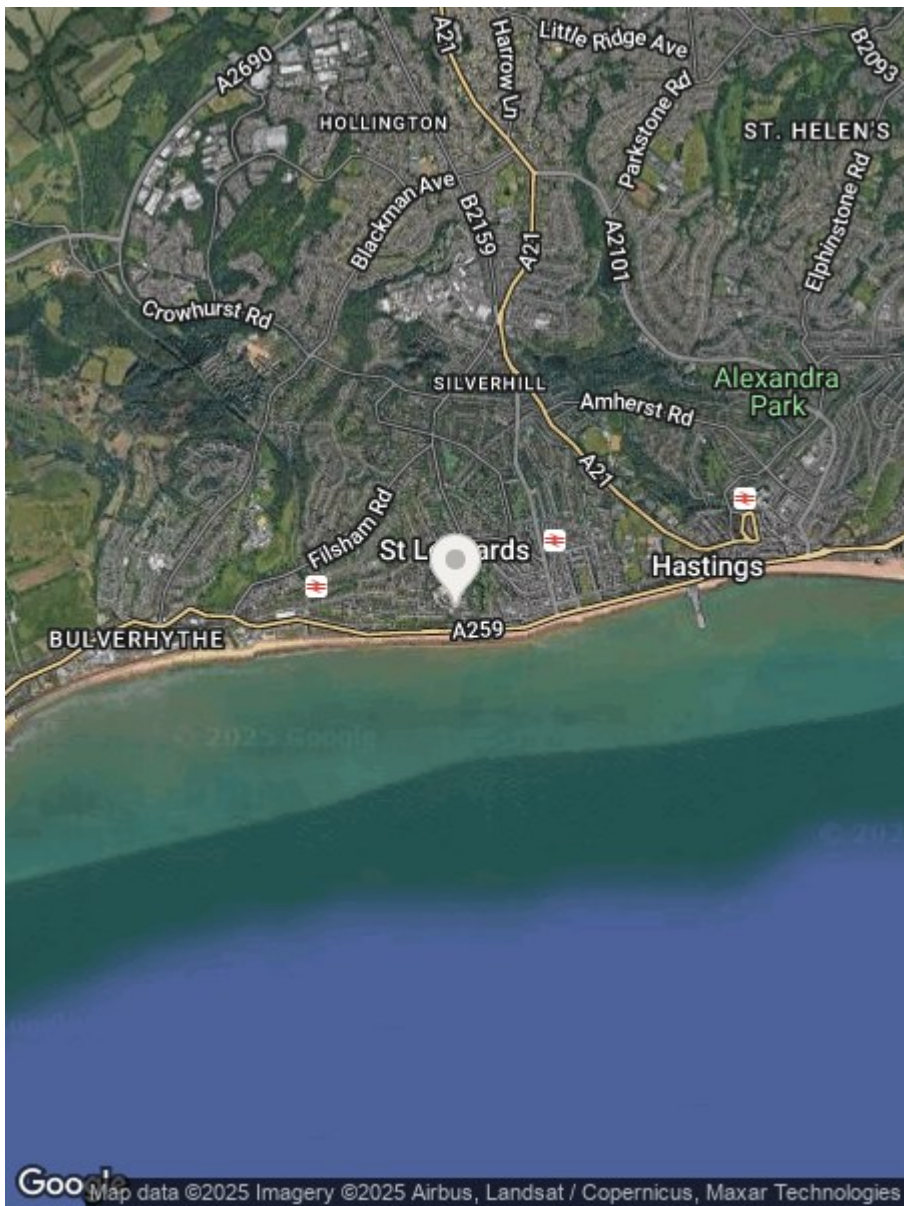
Reduced headroom


..... 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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(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 	



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