

**RUSH  
WITT &  
WILSON**



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WITT &

**19 Ashbrook Road, St. Leonards-On-Sea, East Sussex TN37 7EH**  
**£360,000**



**Rush Witt & Wilson welcome to the market this 1930's THREE BEDROOM SEMI DETACHED HOME which is well positioned for access to the A21, local schooling and shops. Externally the house boasts curb appeal with a beautifully presented frontage with block paved driveway. As you enter this home you are met by the entrance porch which then leads in to the internal hallway. Accommodation on this floor consists of large living room/diner which then leads on through to the spacious kitchen/diner and SEPERATE W/C - you are certainly spoilt for space in this perfect example of a FAMILY HOME. Making your way up the stairs to the first floor landing you have THREE BEDROOMS, two of which being considered doubles. The main bathroom is also on this floor and is of a modern standard with WALK-IN SHOWER. Externally to the rear of the house you will notice the vast size of the rear garden, mostly laid to lawn but offers a perfect garden to enjoy with the upcoming warmer months. We consider this home a perfect family abode and look forward to arranging your viewing.**













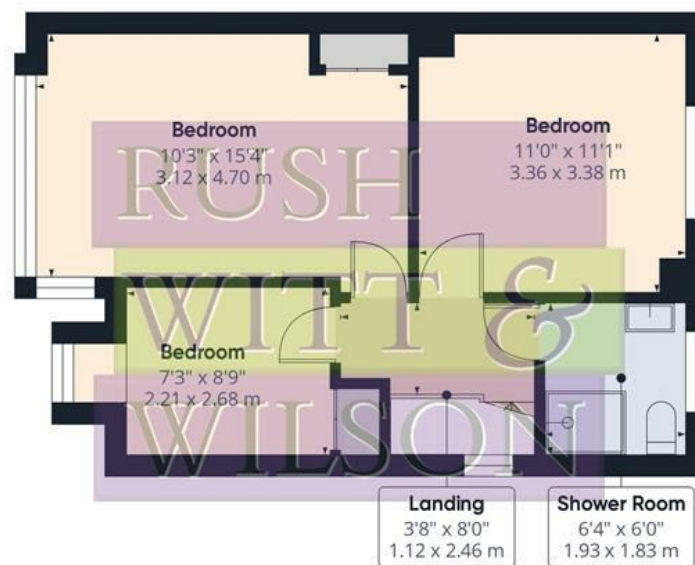


**Floor 0**

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

1079.84 ft<sup>2</sup>

100.32 m<sup>2</sup>



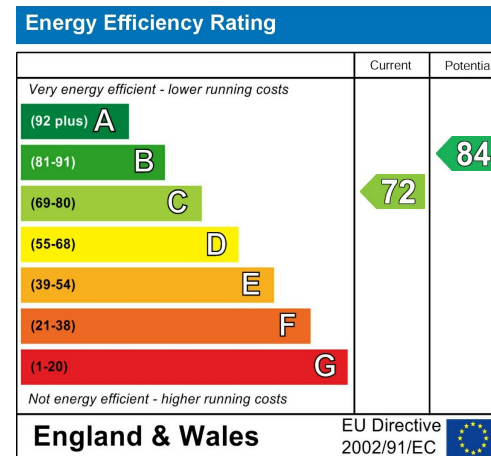
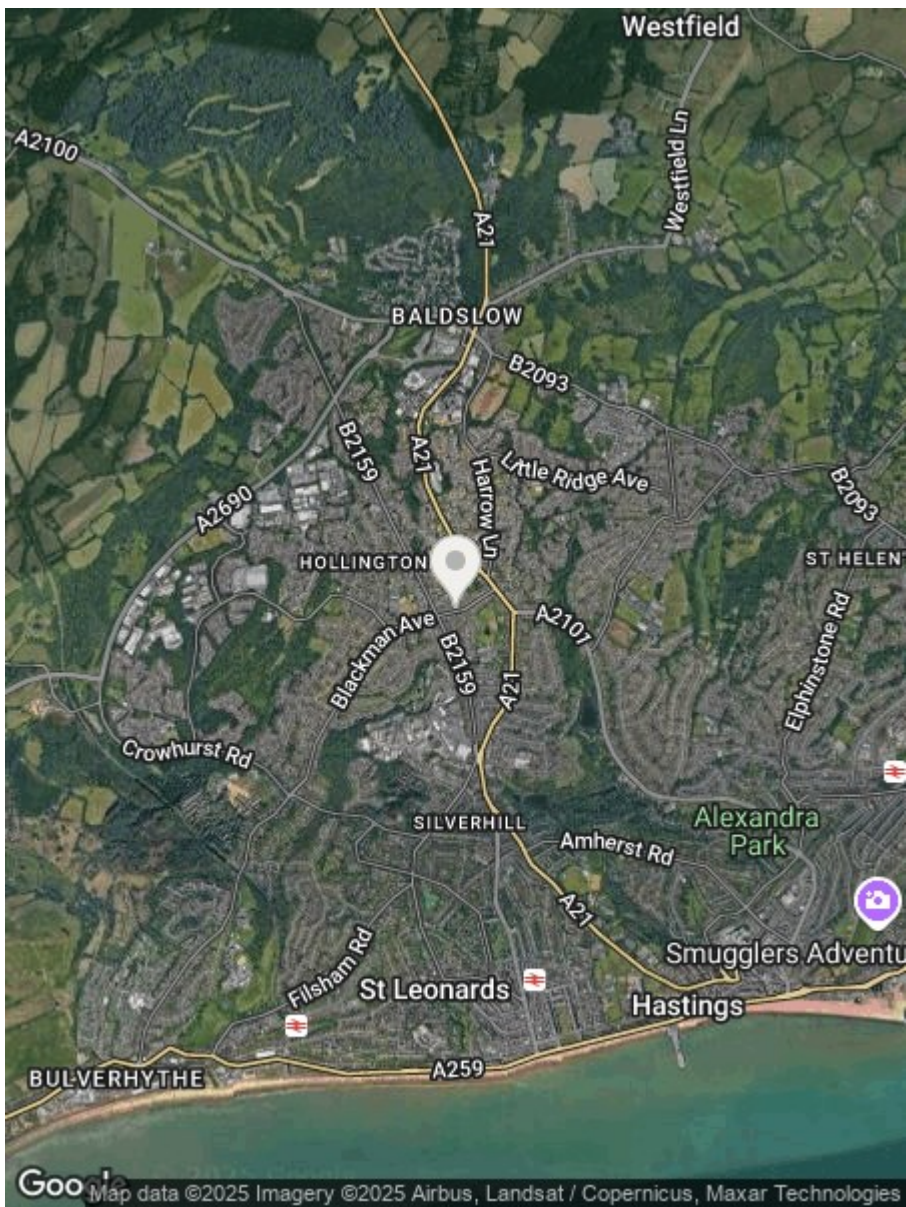
**Floor 1**

(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**



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