

**RUSH  
WITT &  
WILSON**



RUSH  
WITT &

**4 Fletcher Avenue, St. Leonards-On-Sea, TN37 7QX**  
**Offers In Excess Of £325,000 Freehold**



**Nestled on the charming Fletcher Avenue in St. Leonards-On-Sea, this delightful house presents a wonderful opportunity for those looking to create their dream home. With three spacious bedrooms, this property is perfect for families or individuals seeking extra space. The single reception room offers a welcoming area for relaxation and social gatherings, providing a blank canvas for your personal touch. The kitchen was updated approximately two years ago and includes an induction hob, oven/microwave and integrated dishwasher. Externally the property offers an enclosed rear garden, a driveway providing off road parking and an integral garage, which subject to the usual planning consents, could be converted into further accommodation if required. The house is in need of modernisation, allowing you to design and renovate according to your own tastes and preferences. Situated in a desirable location, you will benefit from the local amenities and the vibrant community that St. Leonards-On-Sea has to offer. Whether you are looking to invest or seeking a project to make your own, this property is brimming with potential. Do not miss the chance to transform this house into a beautiful home tailored to your needs. With a little imagination and effort, this property could become a stunning residence in a lovely area.**















Floor 0



Floor 1

**Approximate total area<sup>m</sup>**

1012 ft<sup>2</sup>

94.1 m<sup>2</sup>

**Reduced headroom**

1 ft<sup>2</sup>

0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

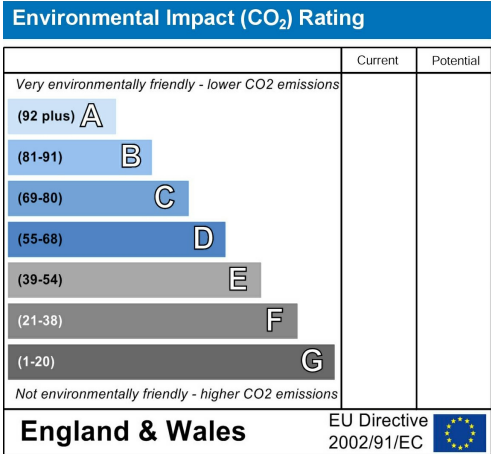
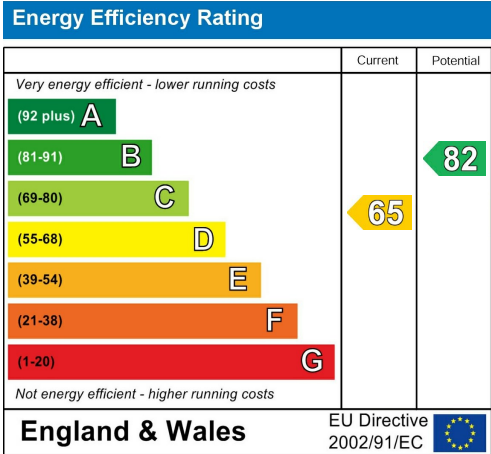
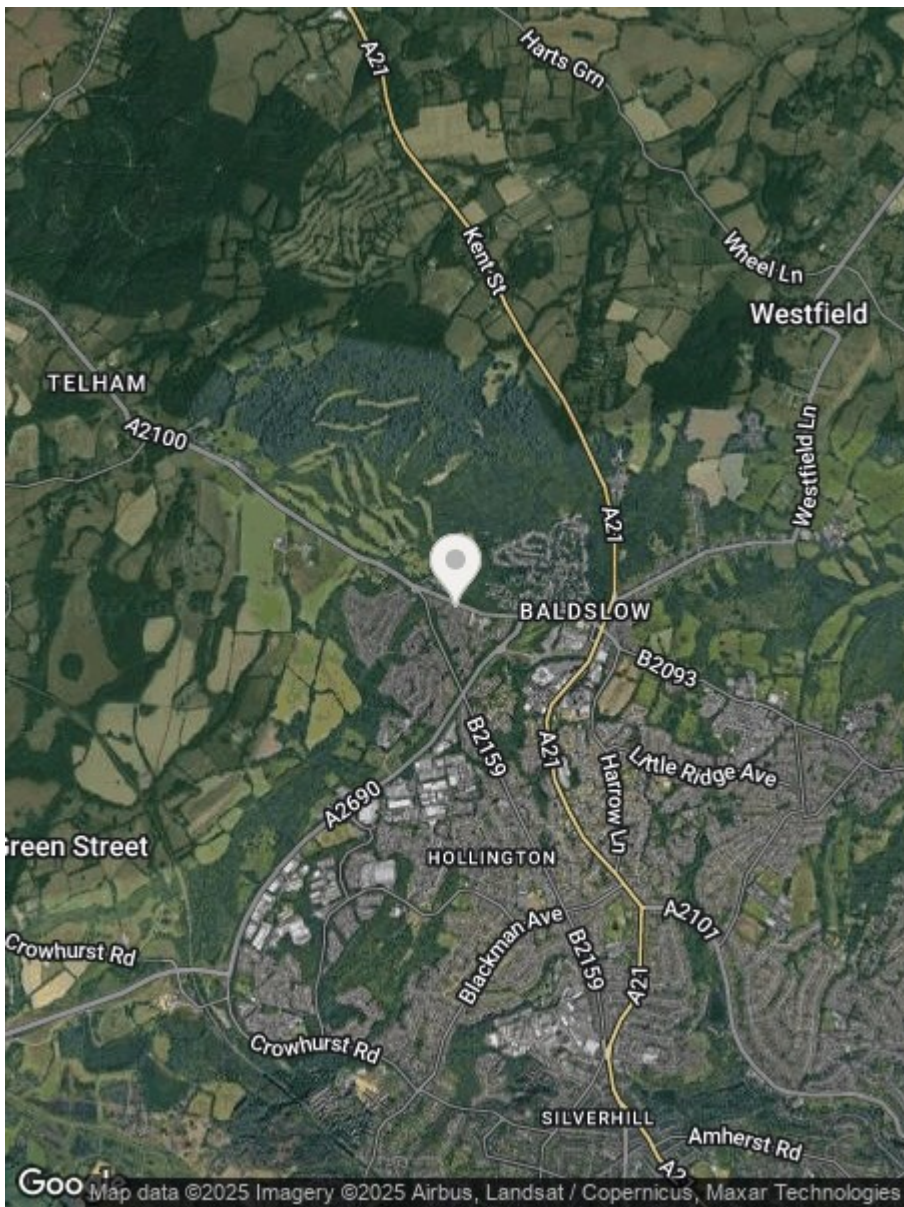
Reduced headroom

..... 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**



**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**