

**RUSH  
WITT &  
WILSON**



RUSH  
WITT &

**10 Cliftonville Road, St. Leonards-On-Sea, East Sussex TN38 8AG  
£275,000**



We are delighted to present this beautifully modernised, older-style end-of-terrace home offering two double bedrooms and two bathrooms, ideally situated on one of the most sought-after roads in West St Leonards. This superb property enjoys a prime location within easy reach of local amenities, excellent transport links, and just a short distance from the seafront.

Step inside and you'll find a well-presented and spacious family home full of character and contemporary touches. The accommodation includes a welcoming porch leading into the entrance hall, a convenient downstairs WC, a comfortable lounge, and a stunning open-plan modern kitchen/dining room perfect for entertaining. There is also a useful study area on the ground floor, ideal for home working or extra living space.

Upstairs, the home boasts a generous master bedroom with an en suite shower room, a second good-sized double bedroom, and a stylish main family bathroom complete with a shower over the bath. The property benefits from gas-fired central heating, double glazing, and a thoughtfully designed low-maintenance landscaped rear garden, featuring a large workshop/shed and gated side access.

Additional highlights include sea views from the master bedroom, adding a special touch to this already impressive home.

This property must be viewed to fully appreciate the space, quality, and fantastic location on offer. Contact the owner's agents today to arrange your viewing and avoid missing out.















Floor 0



Floor 1

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

780 ft<sup>2</sup>

72.4 m<sup>2</sup>

**Reduced headroom**

8 ft<sup>2</sup>

0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

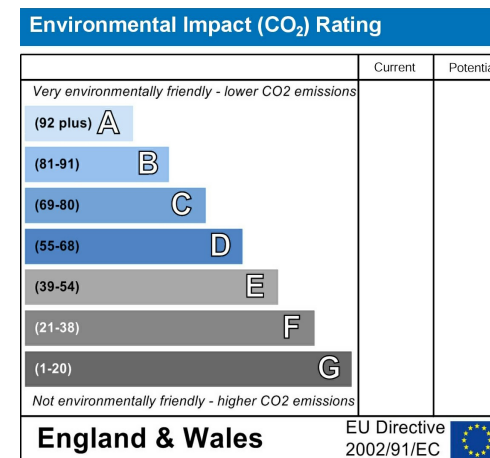
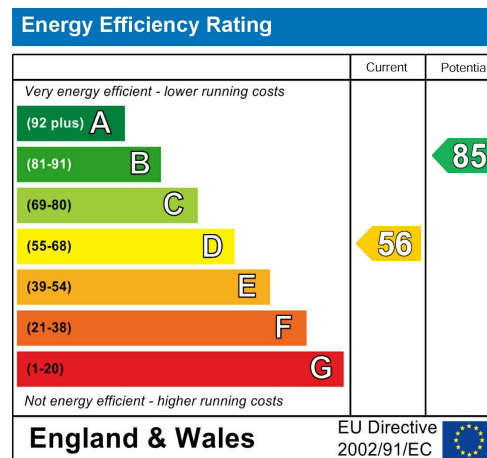
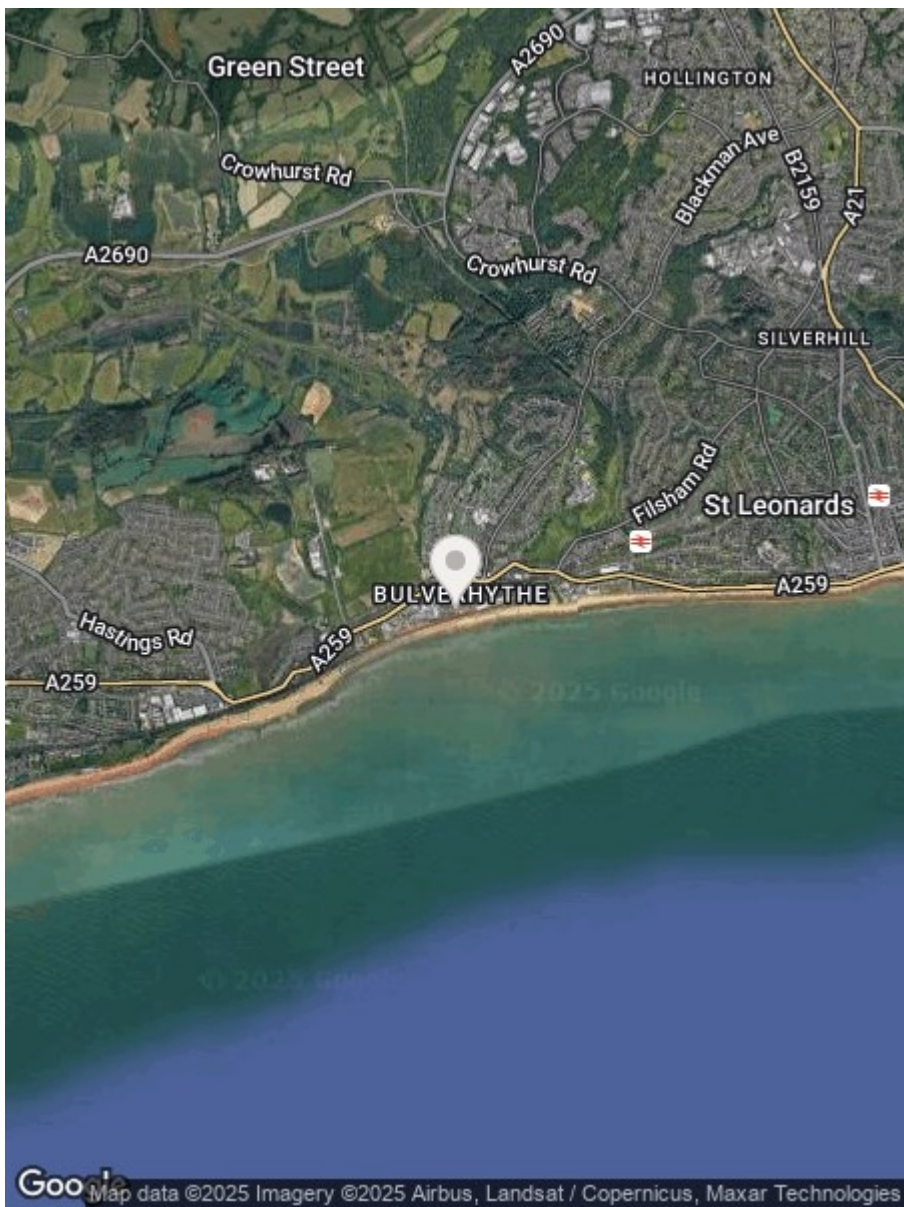
Reduced headroom

..... 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**