

**RUSH
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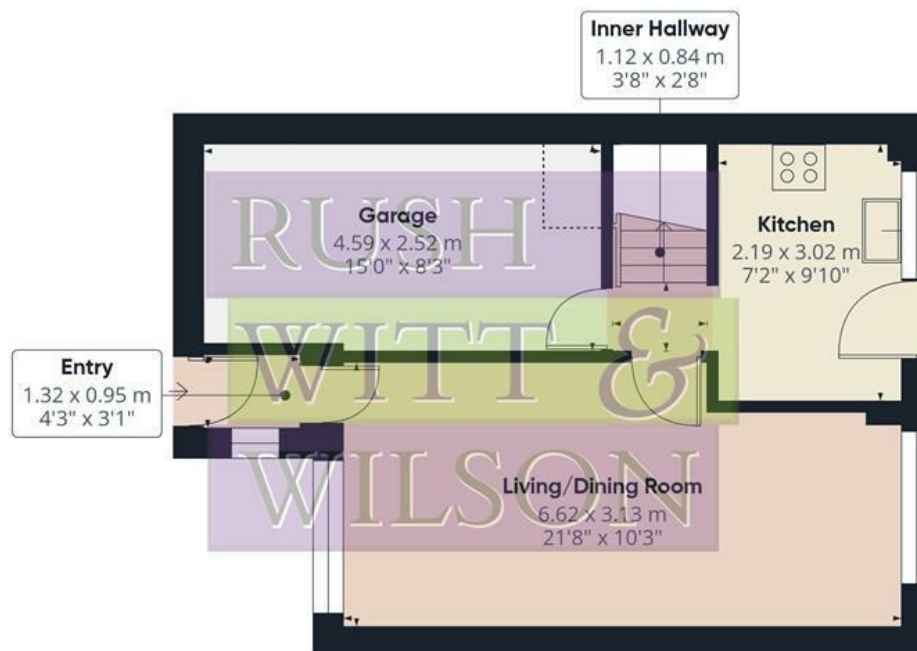
**12 The Meadows, St. Leonards-On-Sea, TN37 7SN
Offers In Excess Of £300,000 Freehold**

Nestled in the charming area of The Meadows, St. Leonards-On-Sea, this delightful three-bedroom semi-detached family house offers a perfect blend of comfort and convenience. The property boasts a well-presented interior, featuring a spacious reception room that invites natural light, creating a warm and welcoming atmosphere for family gatherings or entertaining guests. The three bedrooms provide ample space for a growing family or those seeking extra room for guests or a home office. The bathroom is thoughtfully designed, ensuring functionality and comfort for everyday living. Outside, the property features a sunny aspect rear garden, ideal for enjoying the warmer months, whether it be for gardening, children's play, or simply relaxing in the sun. The driveway and garage offer parking for two vehicles, providing ease and security for your vehicles. Situated in the desirable Little Ridge area, this home enjoys excellent access to Conquest Hospital, local shops, and reputable schooling, making it an ideal choice for families and professionals alike. With its attractive features and prime location, this property is a wonderful opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this lovely house your new home.









Floor 0



Floor 1

Approximate total area⁽¹⁾

74.9 m²

807 ft²

Reduced headroom

0.6 m²

7 ft²

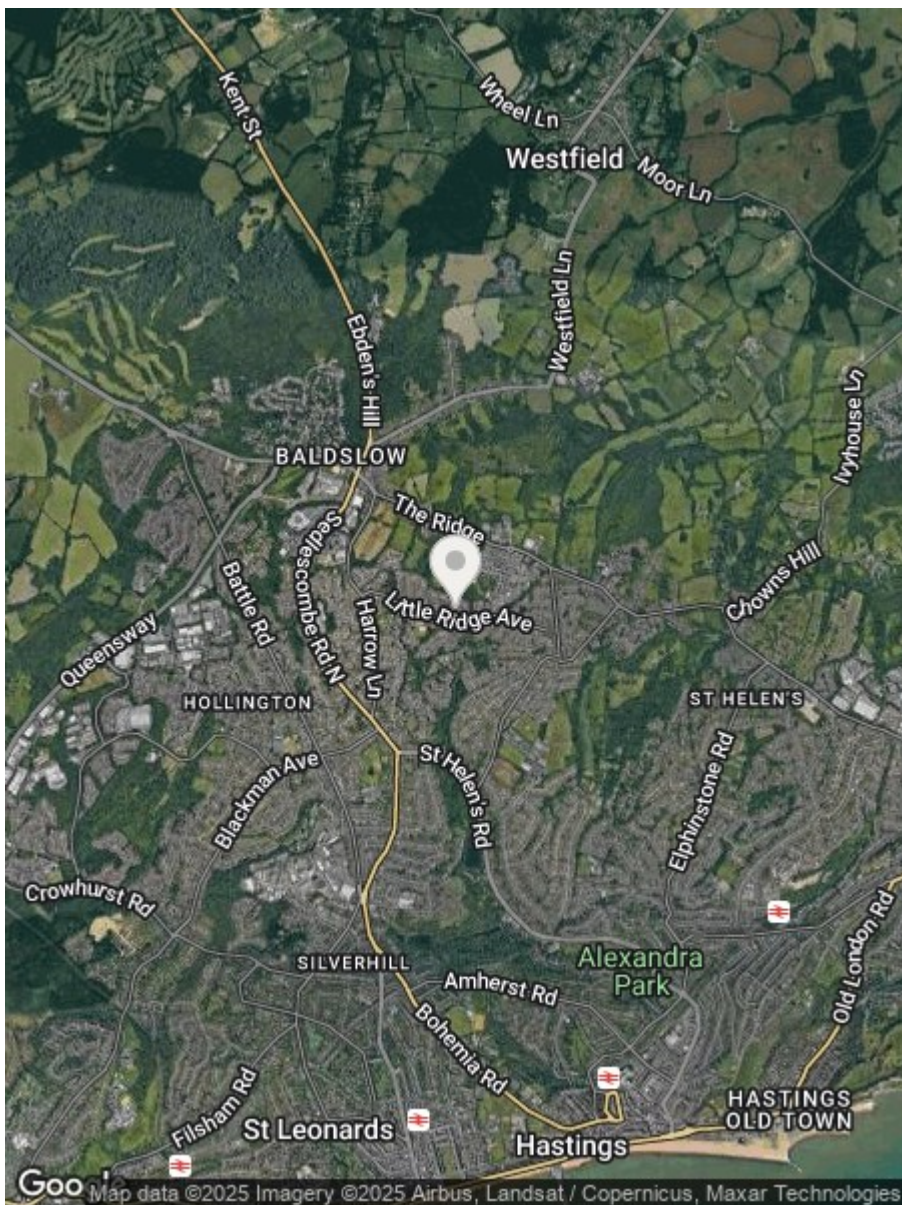
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	75
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

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – C

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

**RUSH
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