

**RUSH  
WITT &  
WILSON**



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WITT &

**12 The Hoe, St. Leonards-On-Sea, TN37 7LL  
£260,000 - Freehold**



Nestled in the desirable area of The Hoe, St. Leonards-On-Sea, this charming three-bedroom semi-detached house presents an exciting opportunity for those looking to create their dream home. Spanning approximately 740 square feet, the property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The house features a well-proportioned bathroom and offers the convenience of off-road parking along with a garage, making it an ideal choice for families or first-time buyers. While the property requires general modernisation, it is a blank canvas awaiting your personal touch, allowing you to design a space that reflects your unique style and preferences. Offered chain free, this home not only provides a chance to add significant value but also ensures a smooth transition for prospective buyers. Its prime location is a notable advantage, situated conveniently close to the Conquest Hospital, local shops, and highly regarded schools, making it perfect for families seeking a vibrant community. This property is a superb opportunity for those eager to invest in a home with great potential in a sought-after area. Don't miss your chance to make this house your own and enjoy all that St. Leonards-On-Sea has to offer.



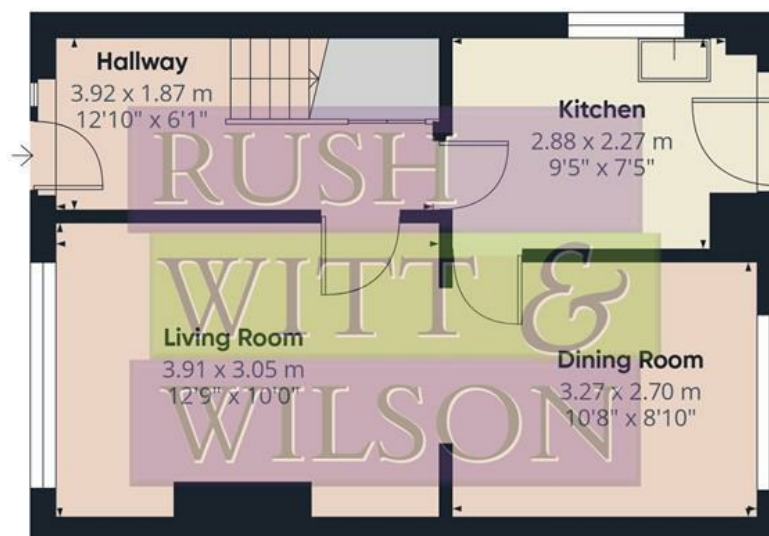












Floor 0



Floor 1

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

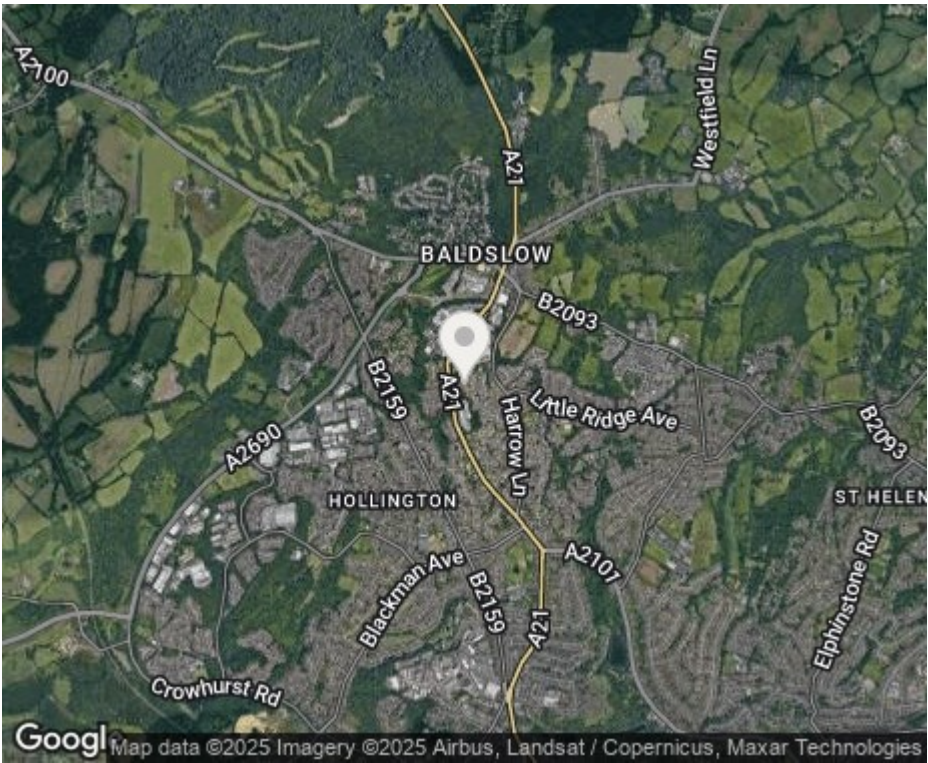
68.8 m<sup>2</sup>

740 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE 360

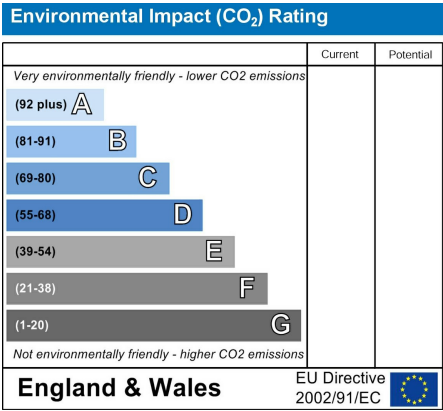
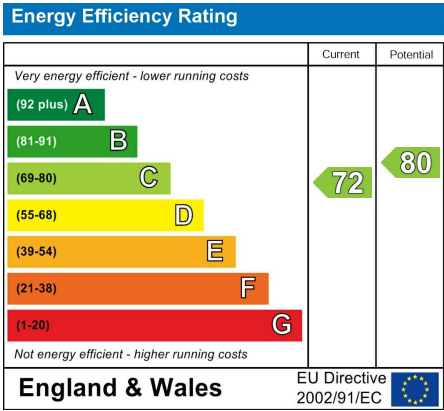


Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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