

**RUSH  
WITT &  
WILSON**



**12 Woodland Vale Road, St. Leonards-On-Sea, TN37 6JJ**  
**Price Guide £550,000 - £575,000 Freehold**

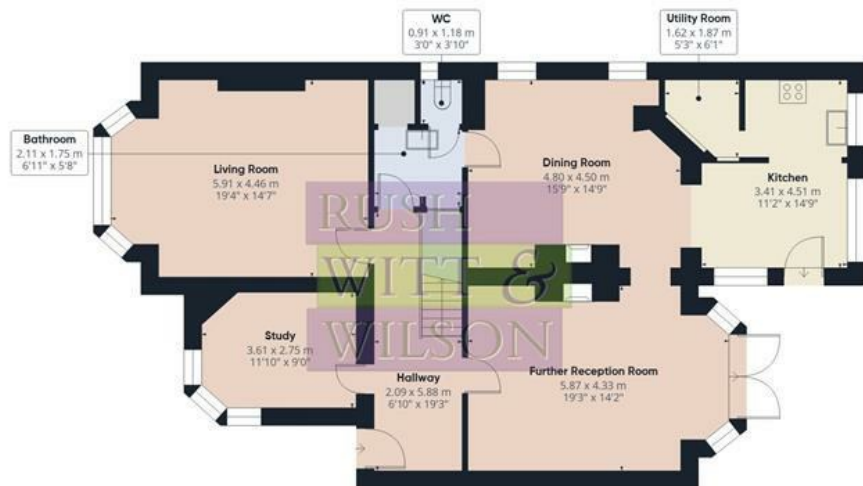
**\*\*\*GUIDE PRICE £550,000 -£575,000\*\*\***

Rush Witt & Wilson are proud to present this beautiful period property, offering charm, character, and an abundance of space throughout. Perfectly positioned in a brilliant location close to local amenities, schools, and the mainline railway Warrior Square, this home is ideal for families and commuters alike. The accommodation extends to an impressive 2,861 sq. ft. in total, with around 2,522 sq. ft. of generous living space across the ground and first floors, and a further 339 sq. ft. of versatile attic rooms providing scope for additional bedrooms, hobbies, or a home office. The ground floor offers a welcoming hallway leading to two elegant living rooms, a formal dining room, an office, and a well-appointed kitchen with adjoining utility room. To the first floor, you will find four spacious bedrooms, including a particularly impressive principal bedroom, together with a family bathroom and separate WC. Externally, the property is further enhanced by its private rear garden, providing a wonderful setting for outdoor entertaining, children's play, or peaceful relaxation. This is a rare opportunity to acquire a substantial family home that combines period character with modern convenience in a highly sought-after location. Early viewings are highly recommended.

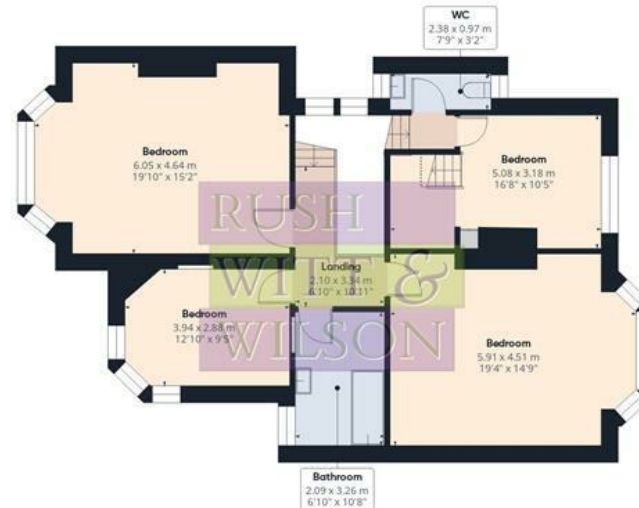




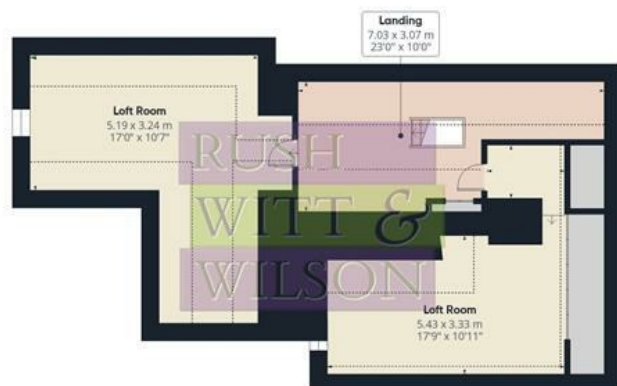




Floor 0



Floor 1



Floor 2



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

265.9 m<sup>2</sup>

2861 ft<sup>2</sup>

Reduced headroom

31.5 m<sup>2</sup>

339 ft<sup>2</sup>

(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 |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |           |
|-----------------------------------------------------------------|----------------------------|-----------|
|                                                                 | Current                    | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                            |           |
| England & Wales                                                 | EU Directive<br>2002/91/EC |           |

Council Tax Band - E

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:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.



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