

**RUSH
WITT &
WILSON**



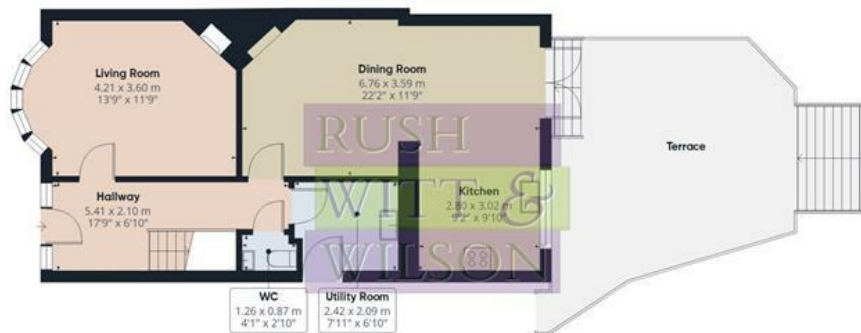
178 Sedlescombe Road North, St. Leonards-On-Sea, East Sussex TN37 7EN
Guide Price £400,000 Freehold

****GUIDE PRICE £400,000 - £425,000**** Nestled in the desirable area of Sedlescombe Road North, St. Leonards-On-Sea, this beautifully presented semi-detached house offers a perfect blend of space and comfort. With four well-proportioned bedrooms, this property is ideal for families seeking a welcoming home. The house boasts two inviting reception rooms, providing ample space for relaxation and entertaining. As you enter, you are greeted by a spacious entrance hall that leads to a convenient cloakroom/wc. The heart of the home is the kitchen/breakfast room, which flows seamlessly into the utility room, making daily living a breeze. The first floor features three bedrooms, complemented by a family bath/shower room/wc. Additionally, the roof has been thoughtfully converted to create a large and bright fourth bedroom, complete with windows that offer delightful views to both the front and rear. The property is ideally situated, backing onto school playing fields and within walking distance of Silverdale School. It is also conveniently located on a bus route, providing easy access to Hastings town centre, where you will find a comprehensive range of shopping facilities, a mainline railway station, and the beautiful beach and seafront. Externally, the house features a charming garden to the front and a generous rear garden, which includes a large decking area perfect for outdoor entertaining, leading to a spacious lawned area for children to play. For added convenience, there is a garage and off-road parking available for two vehicles. This delightful home is a rare find in a sought-after location, making it an excellent opportunity for those looking to settle in a vibrant community.





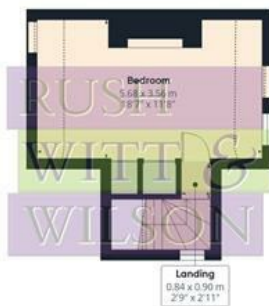




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

125.1 m²
1348 ft²

Reduced headroom

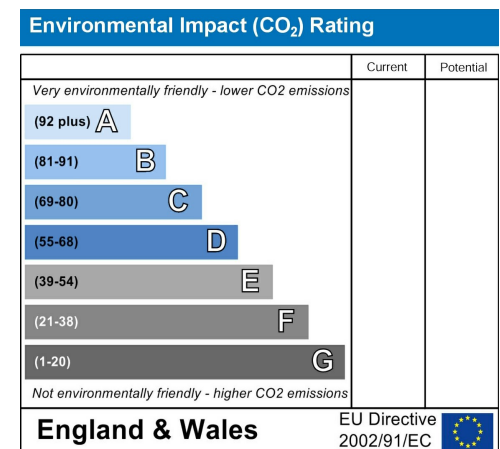
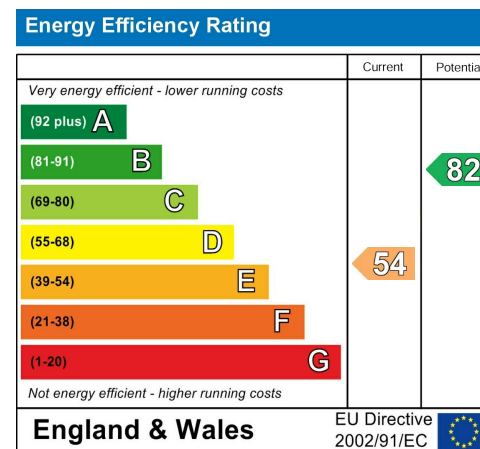
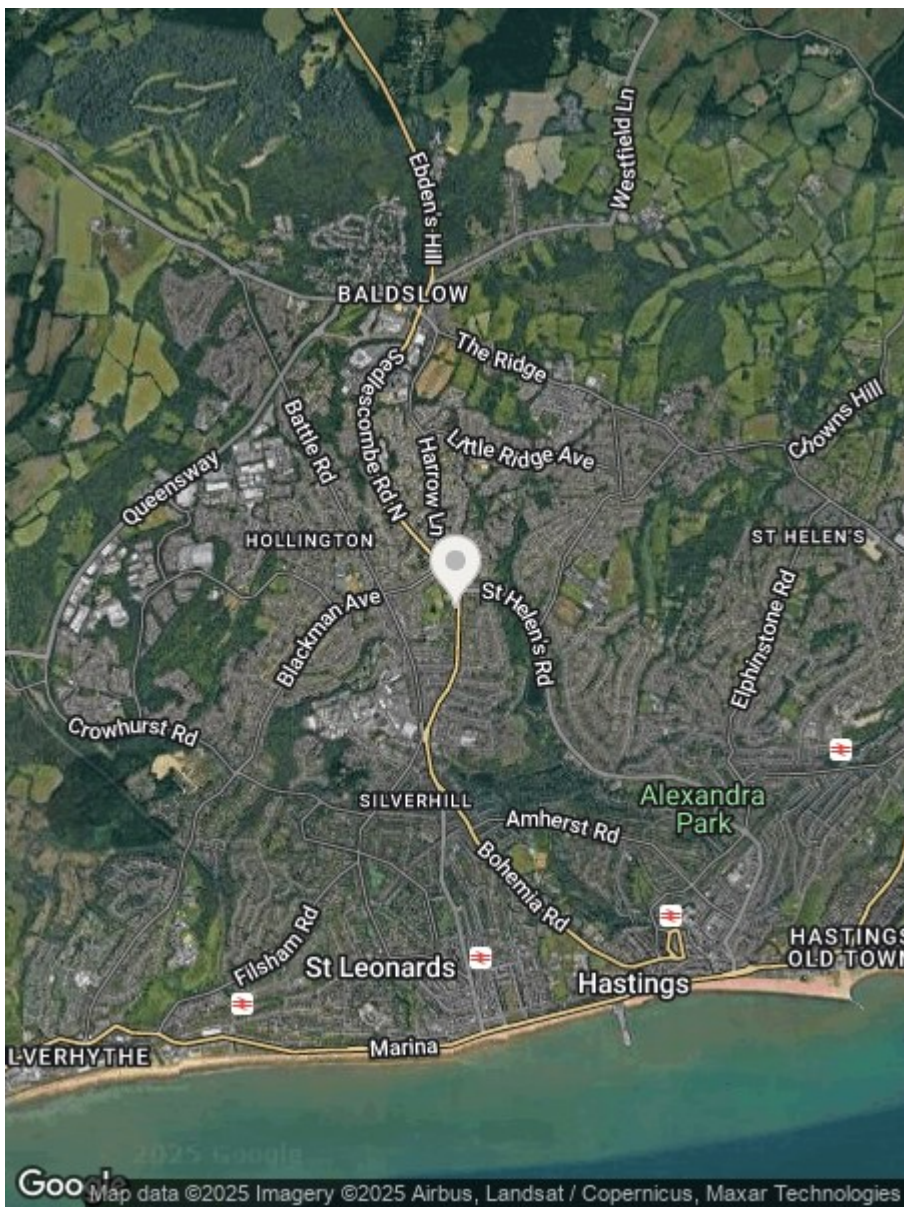
5.1 m²
55 ft²

(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.



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
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**