

**RUSH
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WILSON**



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2 Honeysuckle Close, St. Leonards-On-Sea, TN37 7LX
Offers In The Region Of £259,950 Freehold

This perfect starter home is an ideal choice for first-time buyers, offering modern living, convenience, and a highly sought-after location. Positioned in a desirable area close to local schools, excellent bus routes, the A21, and the Conquest Hospital, this property combines accessibility with comfort. Offered to the market chain free, the home benefits from off-road parking for two cars and a welcoming hallway that leads to a stylish fitted kitchen and a spacious living/dining room with direct access to the private, level rear garden — perfect for relaxing or entertaining. Upstairs, there are two double bedrooms and a modern family bathroom suite, providing ample space for a young family or couple. A superb opportunity to step onto the property ladder in a prime and convenient location early viewing is highly recommended.





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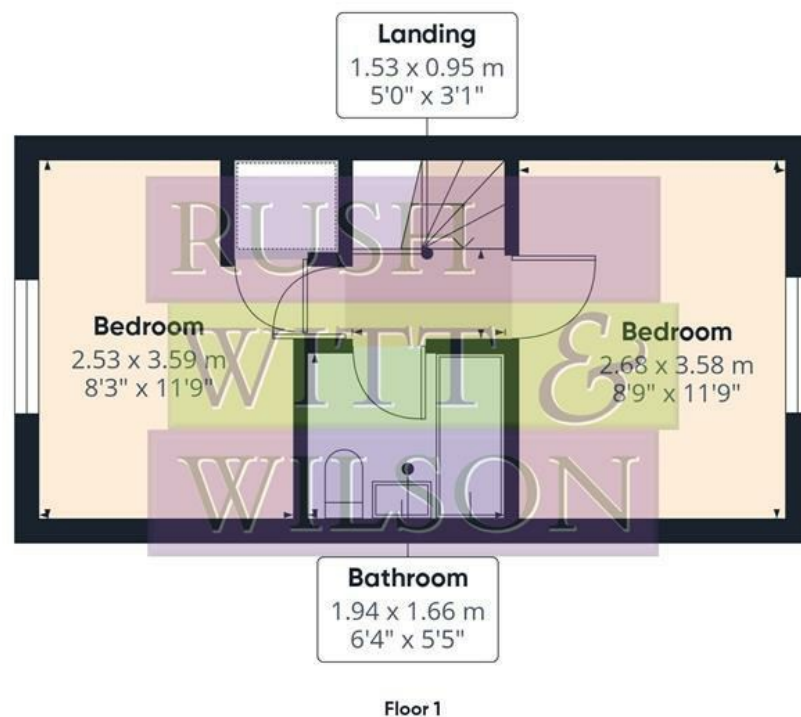
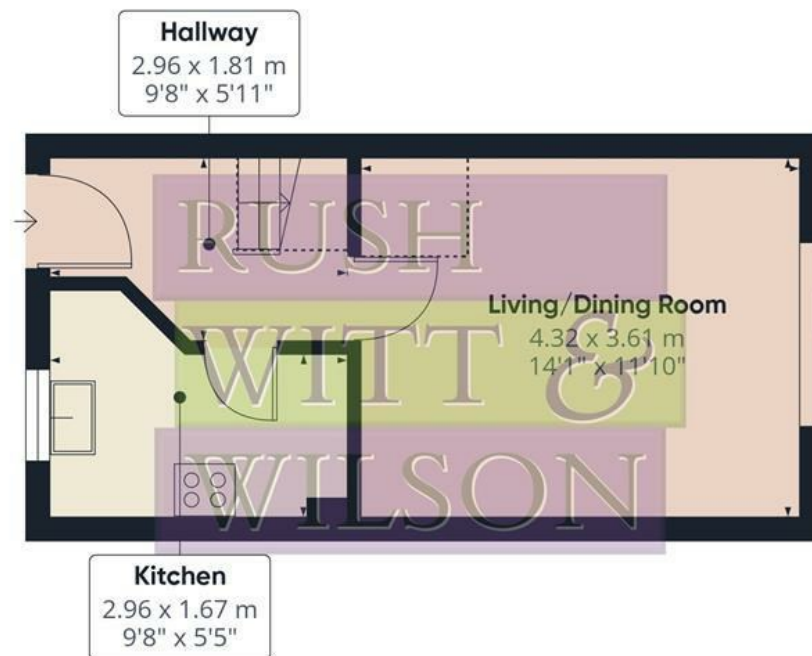
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Approximate total area⁽¹⁾

49.9 m²

536 ft²

Reduced headroom

1.9 m²

20 ft²

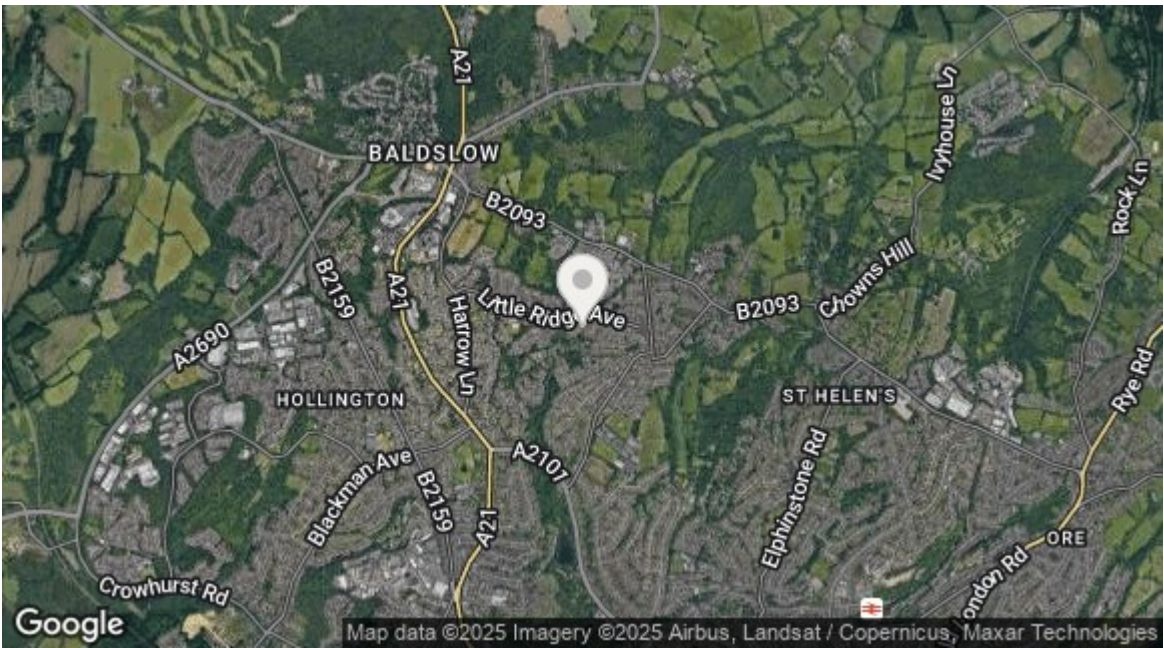
(1) Excluding balconies and terraces

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.

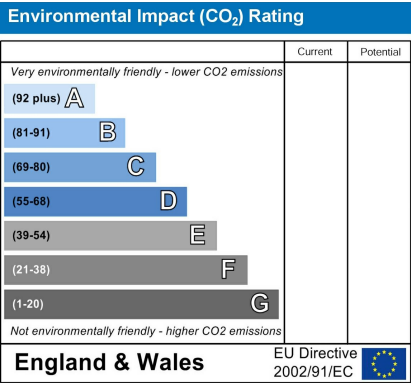
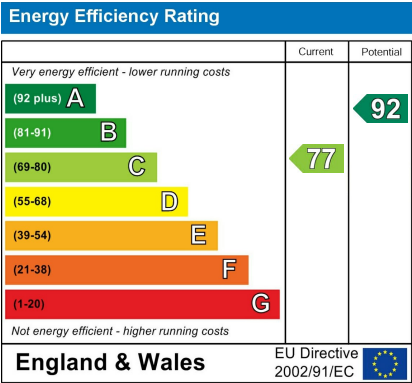
GIRAFFE360



Council Tax Band - B

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.

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