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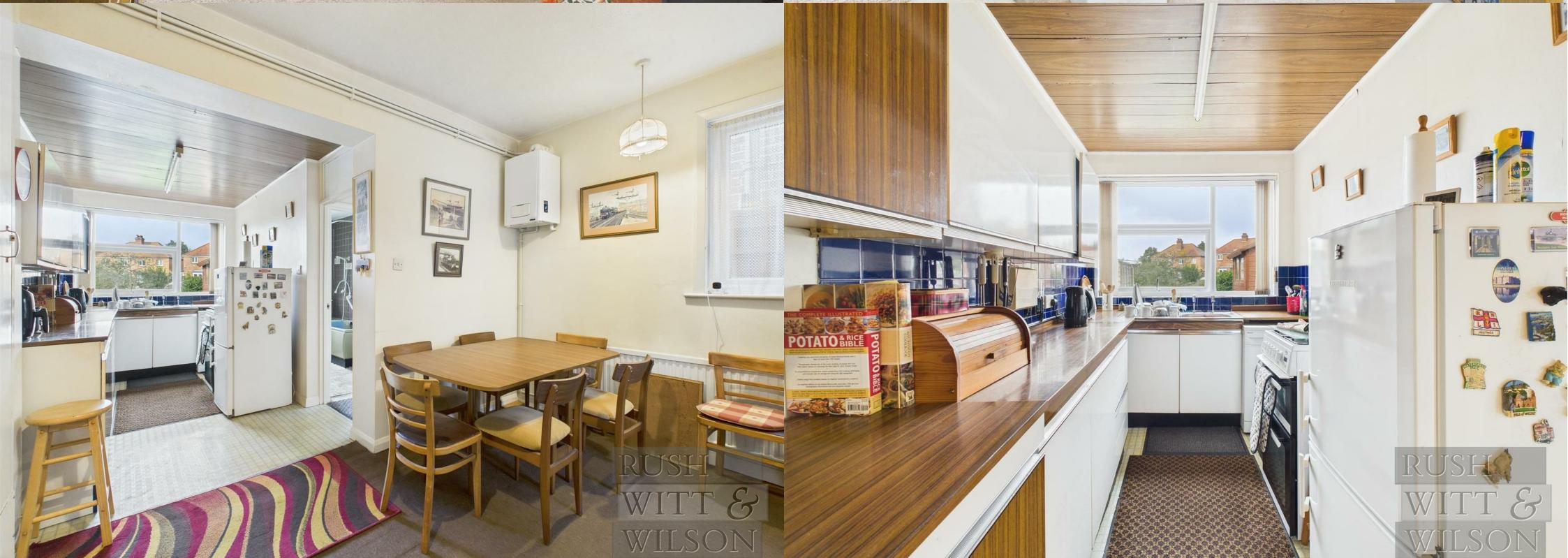


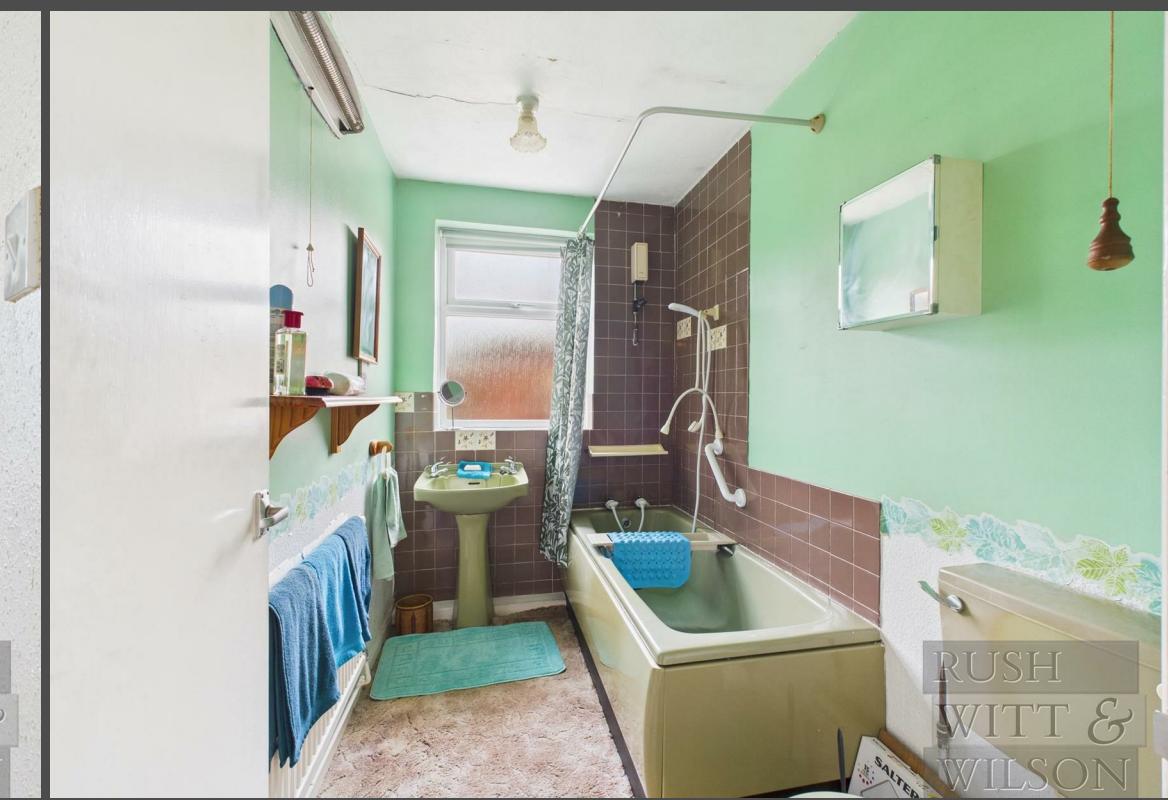
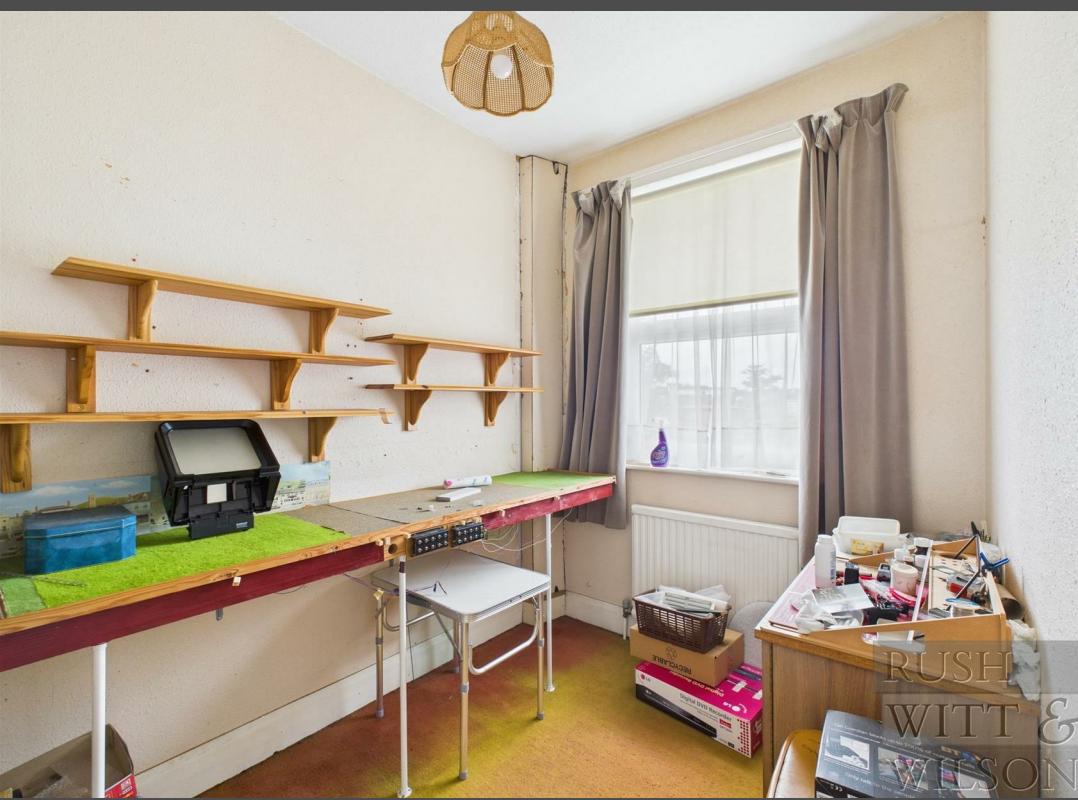
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**49 Mildenhall Drive, St. Leonards-On-Sea, TN37 7EE**  
Offers In The Region Of £260,000 Freehold

This delightful three bedroom semi-detached house on Mildenhall Drive offers a wonderful opportunity for those looking to create their dream home. Built in the 1930s, the property retains a sense of character while presenting a blank canvas for modernisation throughout. Upon entering, you will find a living room that flows into the dining area and kitchen, providing an ideal space for family gatherings and entertaining guests. The ground floor also features a conveniently located bathroom at the rear, ensuring practicality for everyday living. The property boasts a generous garden to the rear, predominantly laid to lawn, which offers ample space for outdoor activities, gardening, or simply enjoying the fresh air. This outdoor area presents a fantastic opportunity for those with a green thumb or for families seeking a safe play area for children. While the house requires modernisation, it is brimming with potential and is perfect for buyers looking to put their personal touch on a property. With three well-proportioned bedrooms, this home is well-suited for families or those seeking extra space. Located in a friendly neighbourhood, this property is close to local amenities and transport links, making it a convenient choice for daily life. Whether you are a first-time buyer or an investor, this semi-detached house on Mildenhall Drive is a promising opportunity to create a beautiful home in a desirable location.





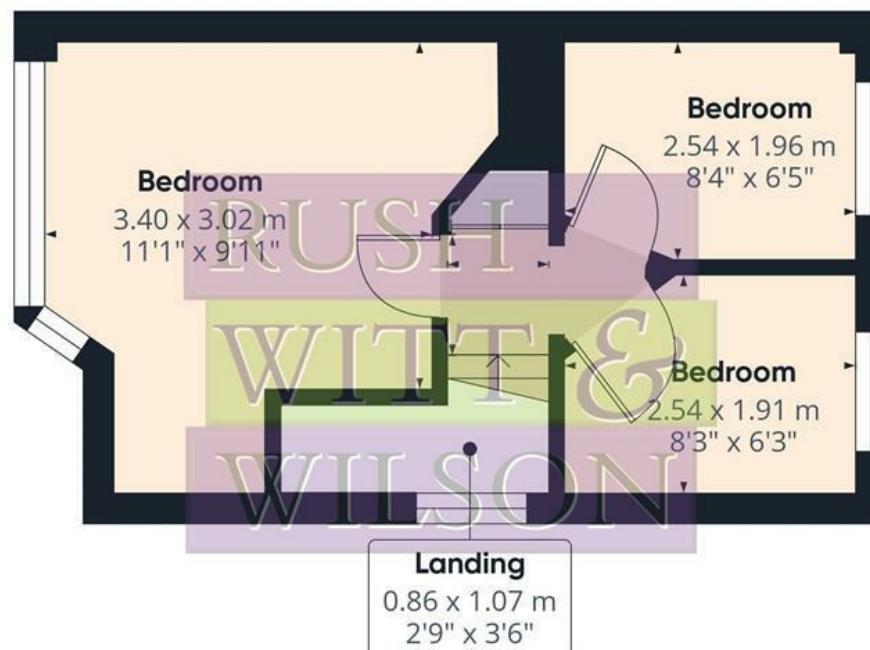




Approximate total area<sup>(1)</sup>

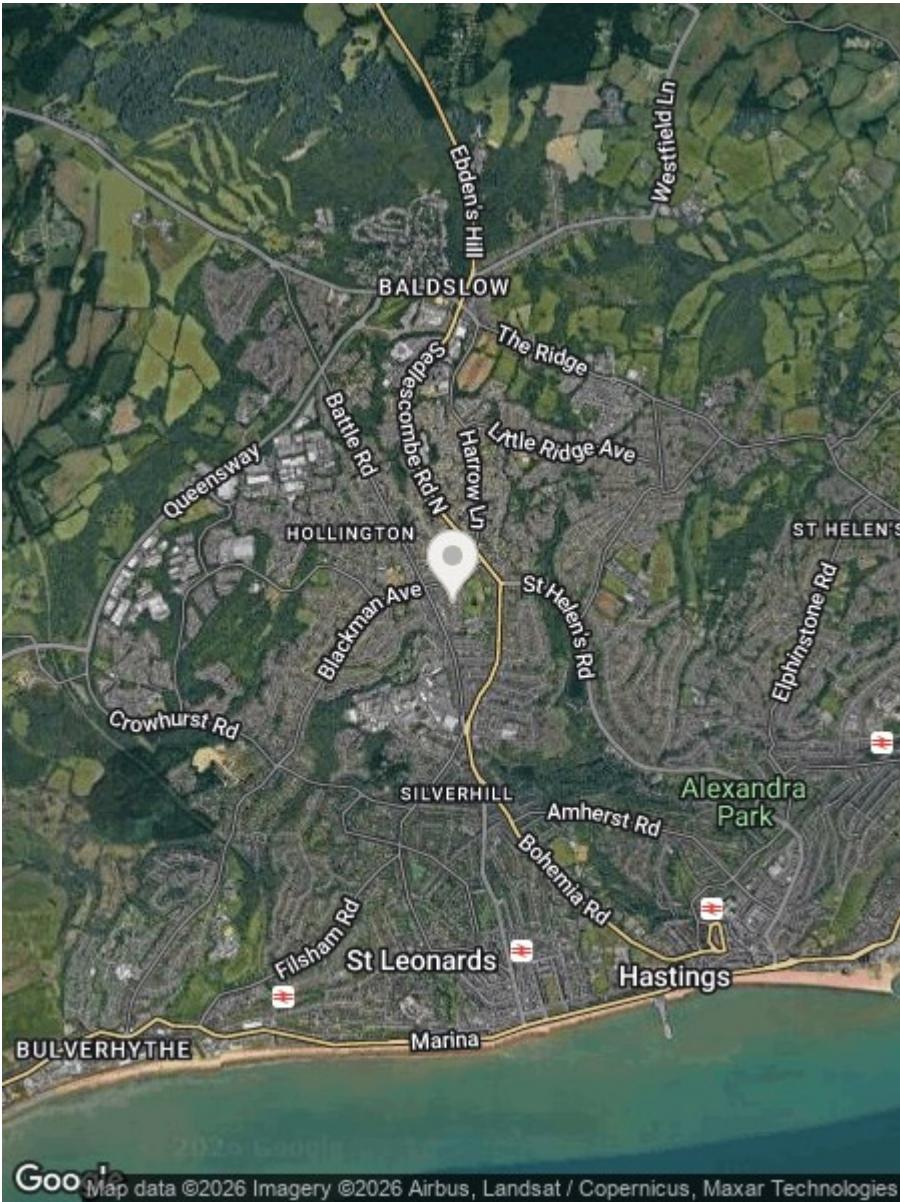
62.7 m<sup>2</sup>

674 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.



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**Residential Estate Agents  
Lettings & Property Management**



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 2002/91/EC

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:

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).
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4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

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 2002/91/EC

**Rother House Havelock Road  
Hastings  
East Sussex  
TN34 1BP**  
Tel: 01424 442443  
[hastings@rushwittwilson.co.uk](mailto:hastings@rushwittwilson.co.uk)  
[www.rushwittwilson.co.uk](http://www.rushwittwilson.co.uk)