

**RUSH  
WITT &  
WILSON**



RUSH  
WITT &

**4 Ledsham Close, St. Leonards-On-Sea, TN37 7LF  
£425,000 Freehold**

Situated within the highly sought-after Ledsham Close, a peaceful cul-de-sac renowned amongst local residents for its attractive tree-lined setting and abundance of greenery, this well-presented family home enjoys an enviable position within one of the area's most desirable locations.

To the front, the property benefits from a neatly maintained lawned garden, driveway providing off-road parking for two vehicles and access to the garage. Stepping inside, the welcoming entrance hall features beautiful original parquet flooring, a downstairs cloakroom/wc, staircase rising to the first floor, and doors leading through to the principal reception rooms and kitchen. The spacious living/dining room continues the attractive parquet flooring and enjoys a bright and airy feel throughout. A feature inset fireplace provides a focal point to the room, whilst a charming bowed window to the front, additional side windows and sliding patio doors overlooking the rear garden allow for an abundance of natural light. The kitchen has been recently refitted and comprises a range of modern wall and base units with wood-effect work surfaces incorporating an inset sink. There is a built-in Bosch electric oven and grill, gas hob, integrated dishwasher, space and plumbing for a washing machine, a window overlooking the rear garden and a door providing direct garden access. The first floor offers three generously proportioned bedrooms together with a stylish family bathroom featuring a waterfall shower, vanity wash hand basin, low-level wc, heated ladder-style towel rail and a side aspect window. The rear garden is a particular feature of the property, offering a pleasant patio seating area ideal for entertaining and outdoor dining, with the remainder laid to lawn creating a wonderful space for families and keen gardeners alike. Properties of this kind and location must be viewed.









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



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

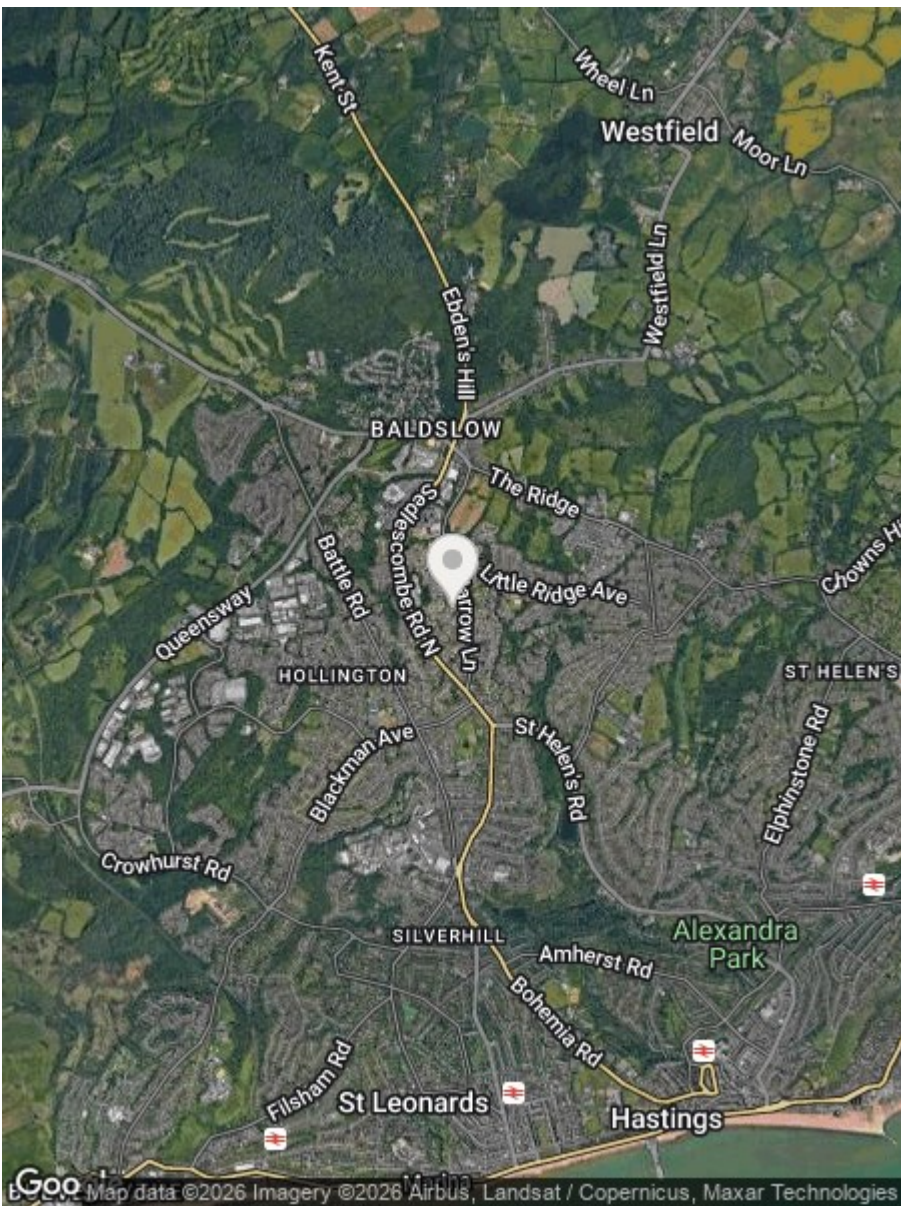
112.9 m<sup>2</sup>

1214 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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band - D

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.
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>

**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**