

**RUSH  
WITT &  
WILSON**



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**29 Celandine Drive, St. Leonards-On-Sea, East Sussex TN38 0XT  
£325,000 Freehold**



Rush Witt & Wilson are delighted to present to the market this beautifully modern four-bedroom semi-detached family home, perfectly positioned in a highly sought-after residential area. Offering easy access to excellent local schools, shops, and convenient bus routes into Hastings Town Centre, this property is ideal for growing families searching for space, comfort and convenience. Step inside to a welcoming entrance hall leading through to a lounge and dining area that flows effortlessly out to the rear garden - perfect for family living and entertaining. The modern fitted kitchen provides both style and practicality, while the converted garage now offers a fantastic annex space complete with bedroom and wet room - ideal for guests, multigenerational living or a home office. Upstairs, you'll find three well-proportioned bedrooms and a contemporary family bathroom, making this home ready to move straight into. Additional highlights include modern double glazing, ample driveway parking, a garage, and a landscaped rear garden with a peaceful wooded outlook. The impressive summer house, complete with light and power, adds a brilliant extra space for work, hobbies or relaxation and is currently used as a bar. Lovingly improved by the current owners, this is a home that truly has it all - space, versatility and a prime location. Early viewings are strongly encouraged to avoid missing out on this exceptional family home.



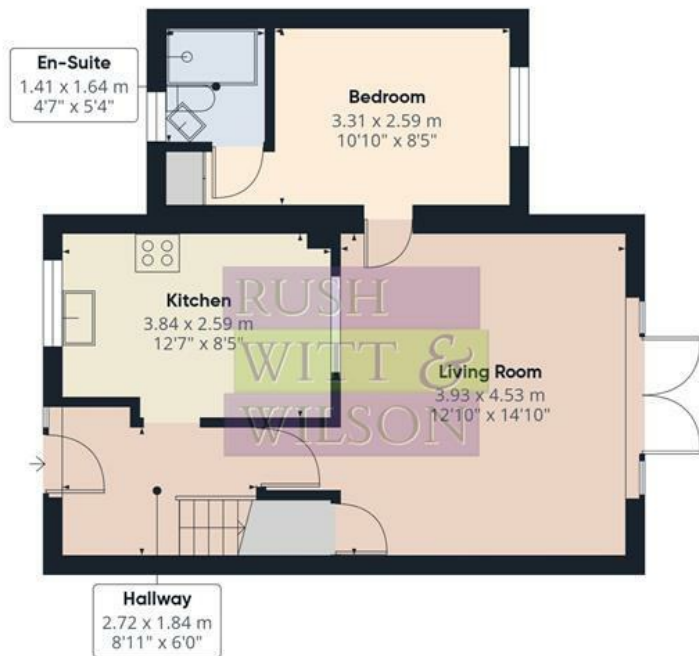












Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

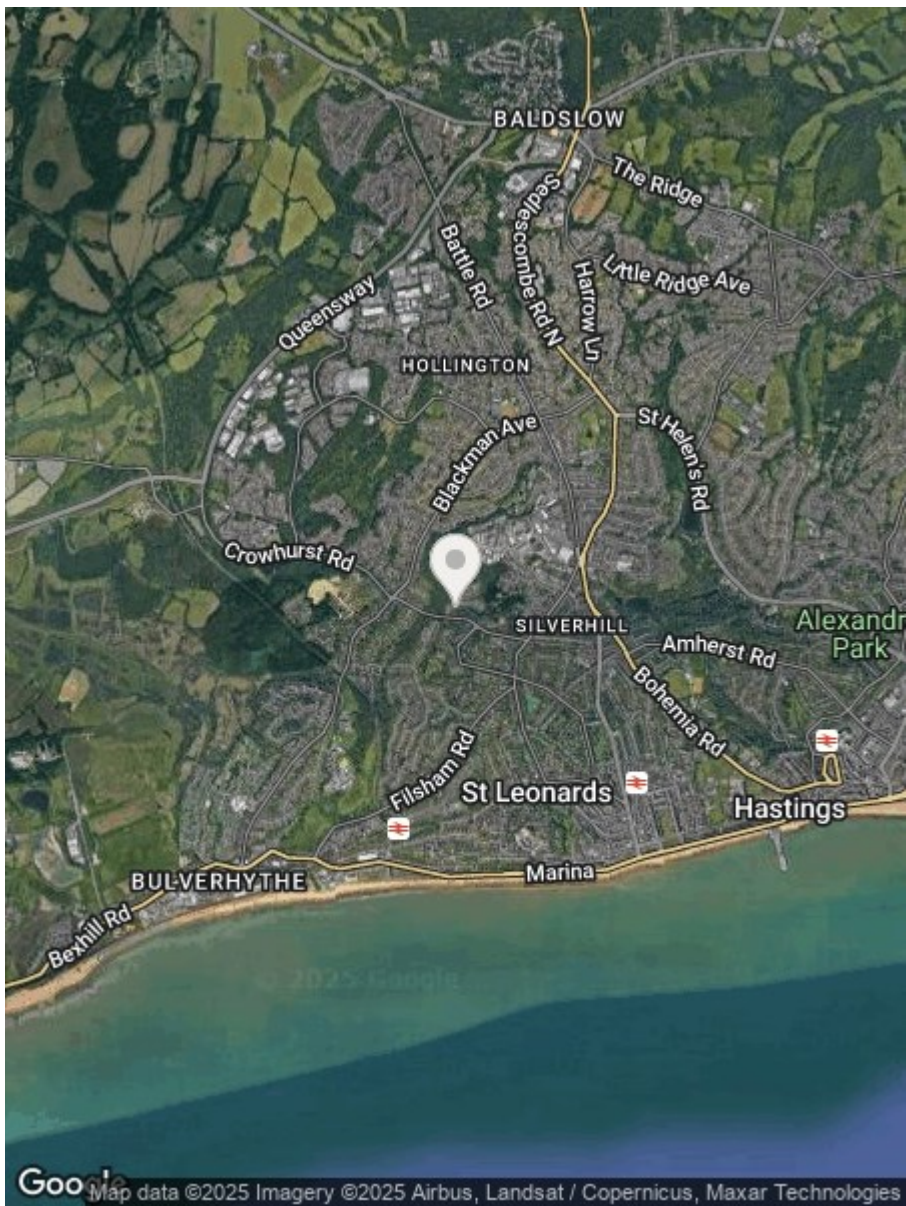
Approximate total area<sup>(1)</sup>


90.7 m<sup>2</sup>


978 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.



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		
	68	75
England & Wales	EU Directive 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 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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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>

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