

**RUSH
WITT &
WILSON**



RUSH
WITT &

8 Ashbrook Road, St. Leonards-On-Sea, TN37 7EH
Offers In Excess Of £299,950 Freehold

Nestled on the charming Ashbrook Road in St. Leonards-On-Sea, this delightful three-bedroom semi-detached house, dating back to the 1930s, presents a wonderful opportunity for those looking to create their dream home. With a spacious reception room that welcomes you upon entry, the property offers a warm and inviting atmosphere, perfect for family gatherings or quiet evenings in. The three well-proportioned bedrooms provide ample space for rest and relaxation, making it an ideal setting for families or those seeking extra room for guests. The bathroom, while functional, is in need of modernisation, allowing you to personalise the space to your taste and style. One of the standout features of this property is the garage and driveway, providing convenient off-road parking and additional storage options. The potential for improvement throughout the house is significant, making it a perfect project for those with a vision for modern living. Being chain-free, this property offers a smooth transition for prospective buyers, allowing for a quicker move-in process. With its prime location in St. Leonards-On-Sea, you will enjoy the benefits of a friendly community, local amenities, and the beautiful coastline just a short distance away. This house is not just a property; it is a canvas awaiting your personal touch. Whether you are a first-time buyer or looking to invest in a family home, this semi-detached gem is brimming with potential and ready for its next chapter.





RUSH
WITT &
WILSON



RUSH
WITT &
WILSON

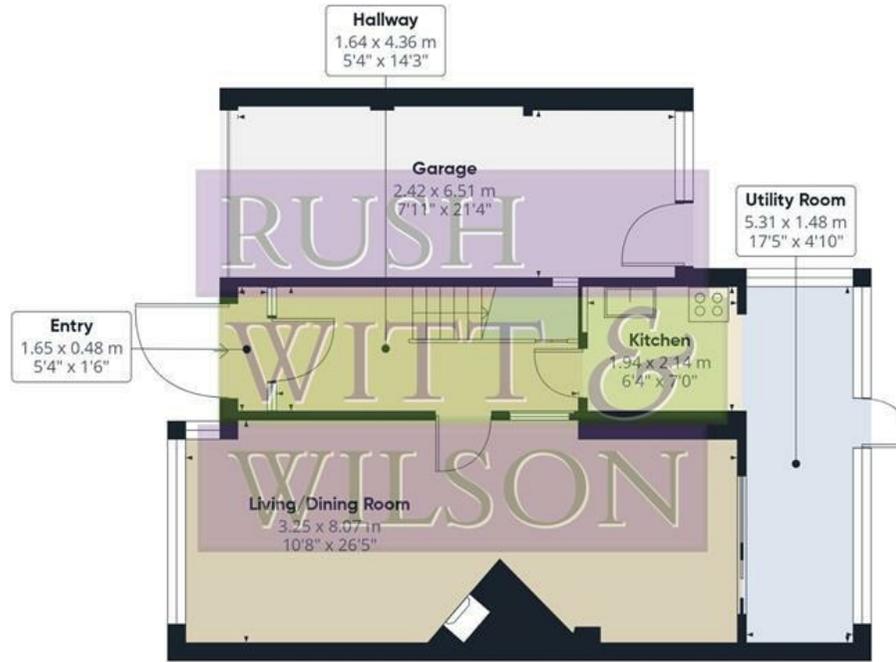


RUSH
WITT &
WILSON



RUSH
WITT &
WILSON





Floor 0

Approximate total area⁽¹⁾

96.8 m²

1042 ft²



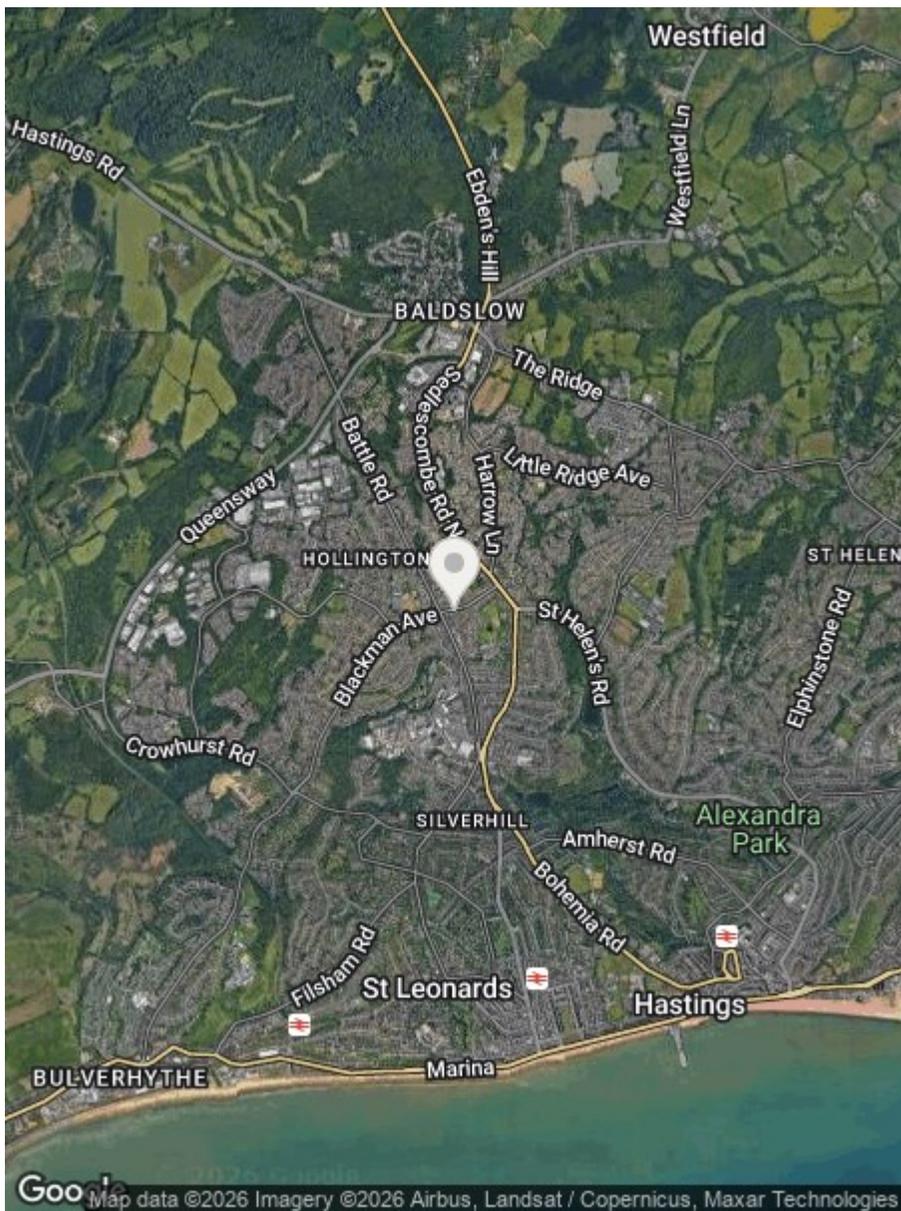
Floor 1



(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
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		
	62	73
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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).
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**