

**RUSH
WITT &
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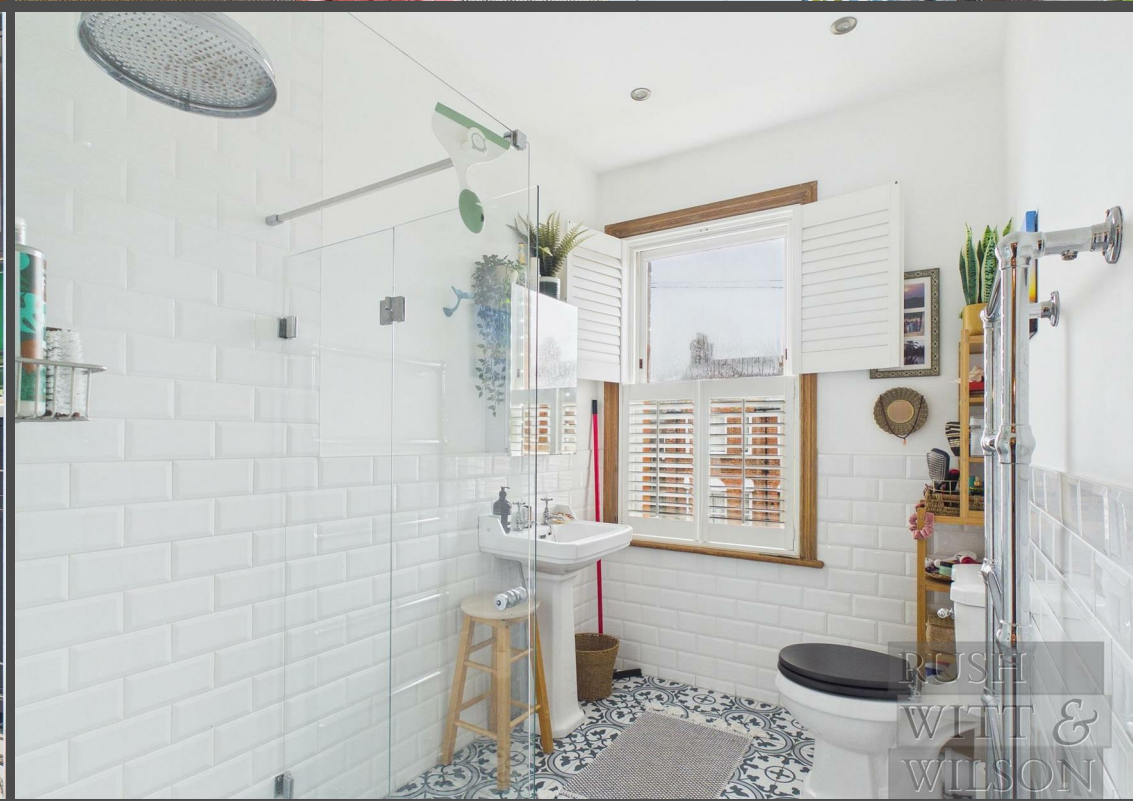
RUSH
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**65 Vale Road, St. Leonards-On-Sea, East Sussex TN37 6PT
Offers In Excess Of £500,000 Freehold**

****SOLD PRIOR TO PRESS**** Nestled in the charming area of St. Leonards-On-Sea, this immaculate Victorian semi-detached home on Vale Road offers a perfect blend of modern living and classic elegance. The property boasts three well-proportioned bedrooms, providing ample space for family or guests. The thoughtfully designed layout includes a stylish bathroom and an additional shower room, ensuring convenience for all. As you enter, you are greeted by a spacious ground floor featuring a large living room, complete with a cosy log burner that creates a warm and inviting atmosphere. This area seamlessly flows into a dining space, making it ideal for entertaining. The kitchen/diner at the rear of the house is a delightful space, perfect for family meals and gatherings. One of the standout features of this property is the bi-fold doors that open up to a beautifully landscaped garden, complete with a charming summer house. This outdoor space is perfect for enjoying the warmer months, whether you are hosting a barbecue or simply relaxing in the sun. Upstairs, the three bedrooms are generously sized, providing comfort and tranquillity. The two bathrooms add to the convenience of this home, making it suitable for busy family life. This high-spec property is immaculately presented, ensuring that you can move in with ease and enjoy all that it has to offer. With its blend of period charm and modern amenities, this home is a true gem in St. Leonards-On-Sea, ready to welcome its new owners.

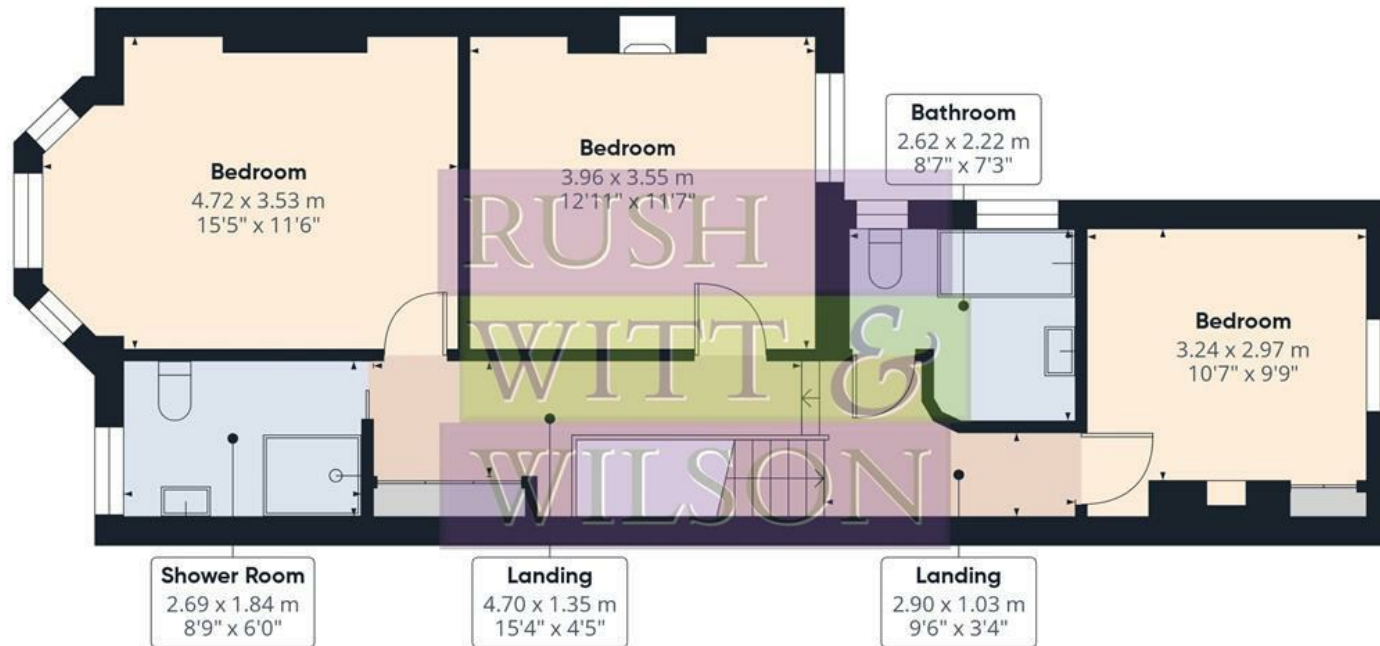








Floor 0



Floor 1

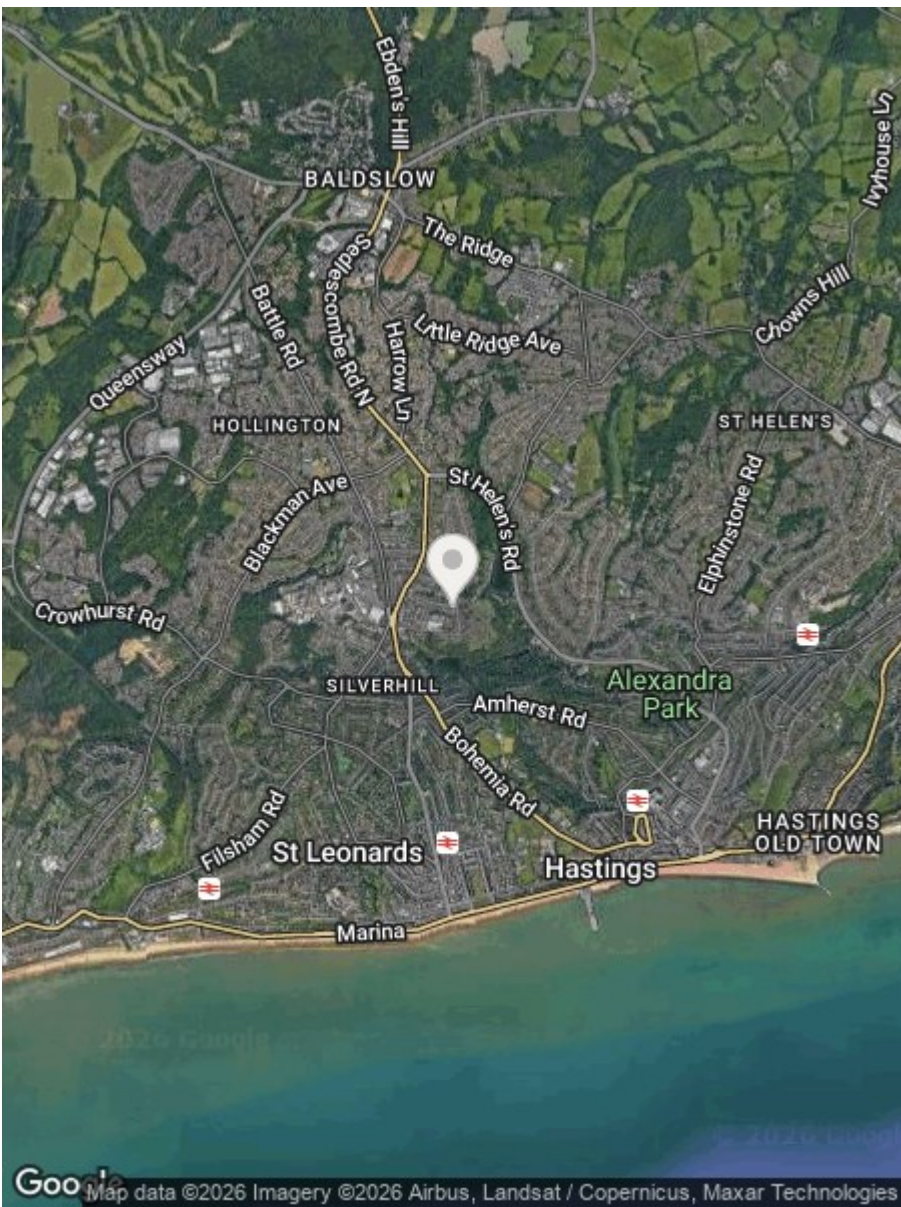
Approximate total area⁽¹⁾


129.4 m²
1395 ft²


(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		71
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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).
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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>

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