

**RUSH  
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**7 Rossetti Gardens, St. Leonards-On-Sea, East Sussex TN38 9AP  
Offers In Excess Of £260,000 Freehold**

**Nestled in the charming Rossetti Gardens of St. Leonards on Sea, this modern semi-detached house offers a delightful living experience. The property features a well designed open plan living area that seamlessly combines the lounge and kitchen diner, making it perfect for both relaxation and entertaining. The house boasts two comfortable bedrooms, providing ample space for a small family or professionals seeking a peaceful retreat. The contemporary design is complemented by essential amenities such as gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. Convenience is further enhanced by the inclusion of a downstairs cloakroom, ideal for guests and everyday use. Outside, the landscaped rear garden presents a lovely outdoor space, perfect for enjoying the fresh air or hosting gatherings. Additionally, off road parking is available, adding to the practicality of this delightful home. This property is situated within a recently built development, offering a modern lifestyle in a desirable location. With its attractive features and thoughtful layout, this two bedroom house is an excellent opportunity for those looking to settle in St. Leonards on Sea.**





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Floor 0



Floor 1



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

51 m<sup>2</sup>

548 ft<sup>2</sup>

**Reduced headroom**

0.4 m<sup>2</sup>

4 ft<sup>2</sup>

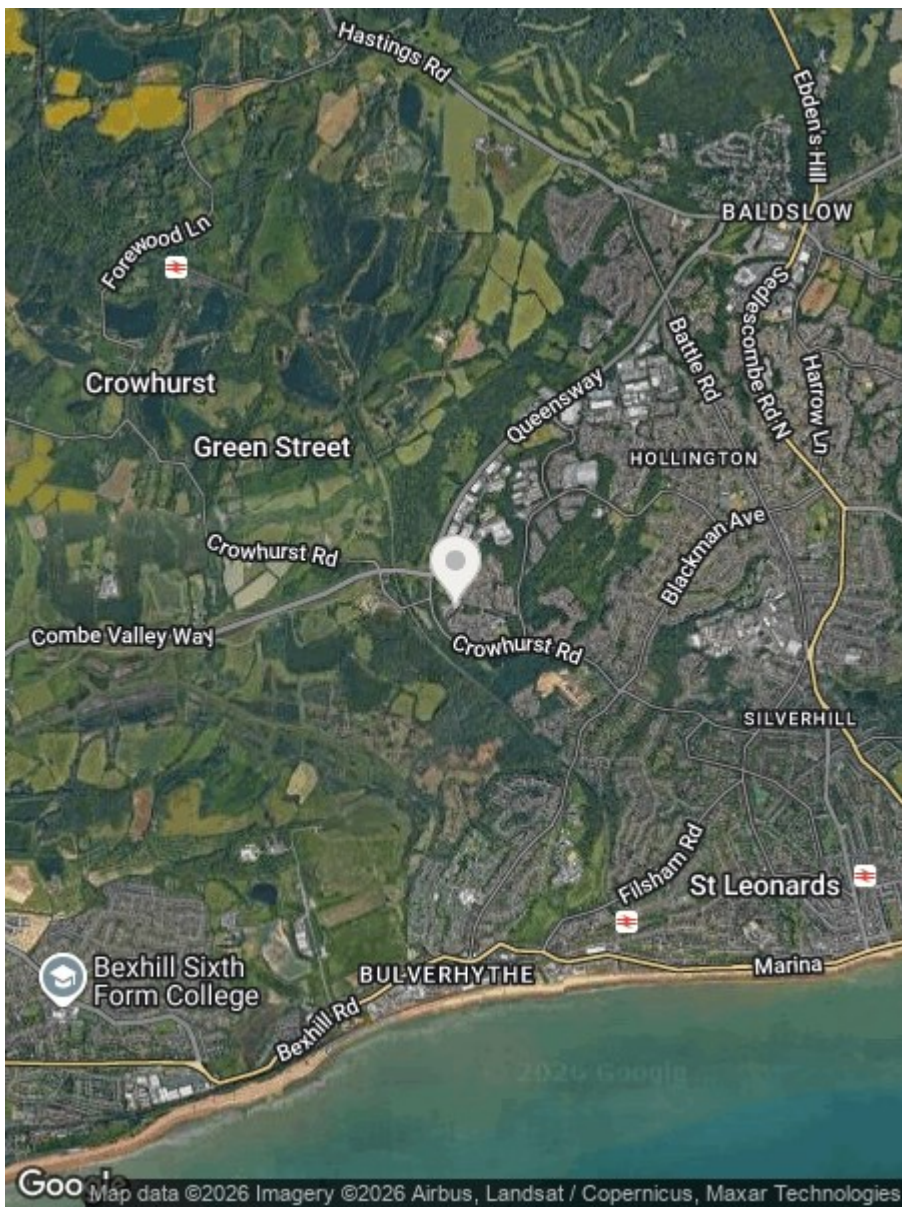
(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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		97
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band - B

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:

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5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at

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