

**RUSH  
WITT &  
WILSON**



RUSH  
WITT &

**49 Bristol Road, St. Leonards-On-Sea, East Sussex TN38 9EN  
£260,000 Freehold**

Nestled on Bristol Road in the charming area of St. Leonards-On-Sea, this delightful three-bedroom end of terraced house presents an exceptional opportunity for families seeking a spacious and inviting home. The property boasts generous living areas that are perfect for both relaxation and entertaining. Upon entering, you are welcomed into a bright and airy family living/dining room, which features patio doors that lead directly to a large rear garden. This outdoor space is ideal for gatherings or simply enjoying a peaceful afternoon in the sun. The separate kitchen is well-equipped with a variety of cupboards, an electric oven, and a gas hob, and it also provides convenient access to the garden, making it easy to serve meals al fresco. The first floor comprises two comfortable double bedrooms, alongside a smaller third bedroom that is versatile enough to accommodate a small double bed. The family bathroom is thoughtfully designed, featuring a bath with a shower overhead, a wash hand basin, and a wc. Additionally, a ground floor cloakroom/wc enhances the practicality of the home, catering to the needs of family living. Throughout the property, you will find light-filled rooms, creating a warm and welcoming atmosphere. The generous garden extends to the side of the house, offering plenty of outdoor space and the potential for future extensions, subject to planning permission. To the front, a useful storage cupboard adds to the convenience, while the attractive views over the green space opposite enhance the overall appeal of this lovely home. In summary, this end of terraced house in St. Leonards-On-Sea is an excellent choice for a growing family, combining comfort, space, and potential in a desirable location.





RUSH  
WITT &  
WILSON



RUSH  
WITT &  
WILSON



RUSH  
WITT &  
WILSON



RUSH  
WITT &  
WILSON



RUSH  
WITT &  
WILSON



RUSH  
WITT &  
WILSON



RUSH  
WITT &  
WILSON



RUSH  
WITT &  
WILSON



Floor 0



Floor 1

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

79.2 m<sup>2</sup>  
853 ft<sup>2</sup>

**Reduced headroom**

0.3 m<sup>2</sup>  
3 ft<sup>2</sup>

(1) Excluding balconies and terraces

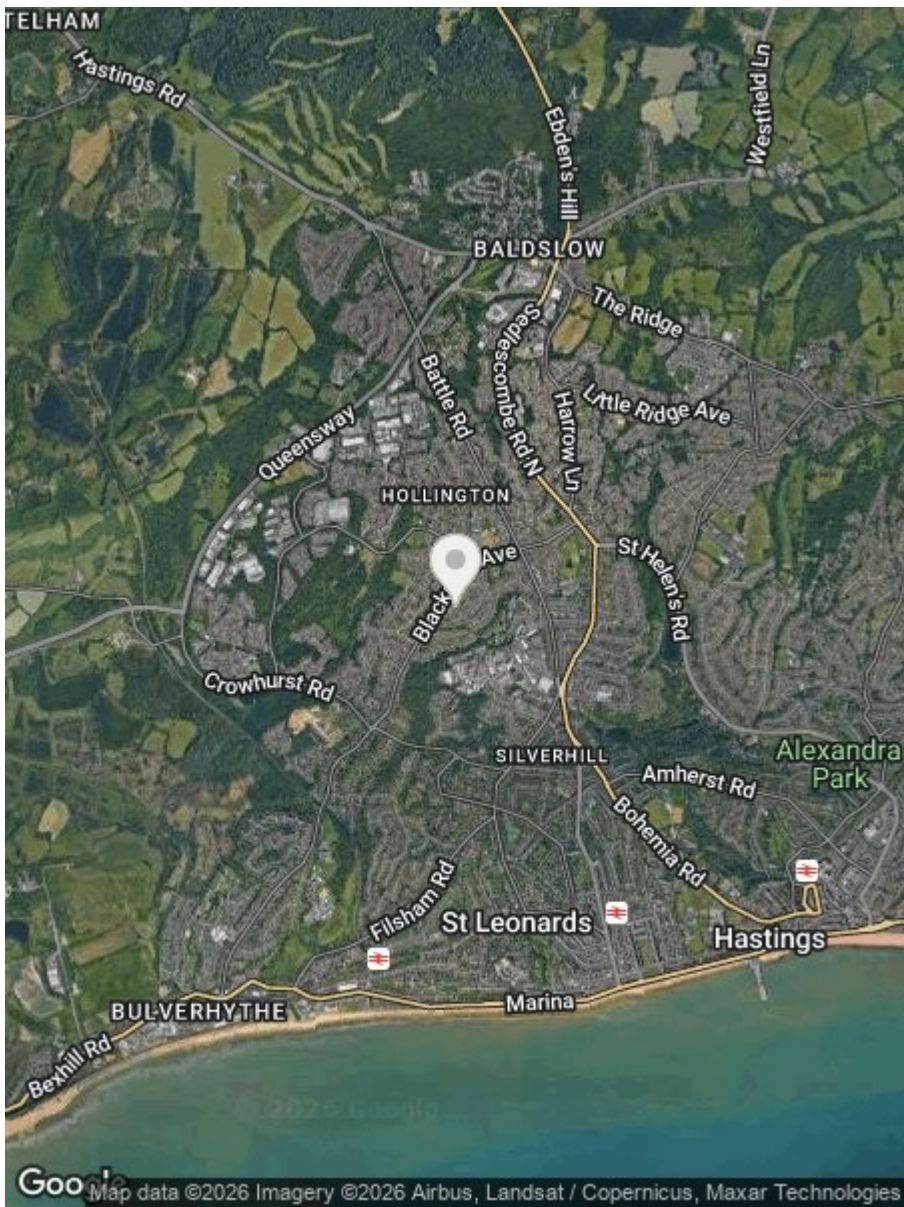
Reduced headroom

----- 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		
(81-91) B		
(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		
(82 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:

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**