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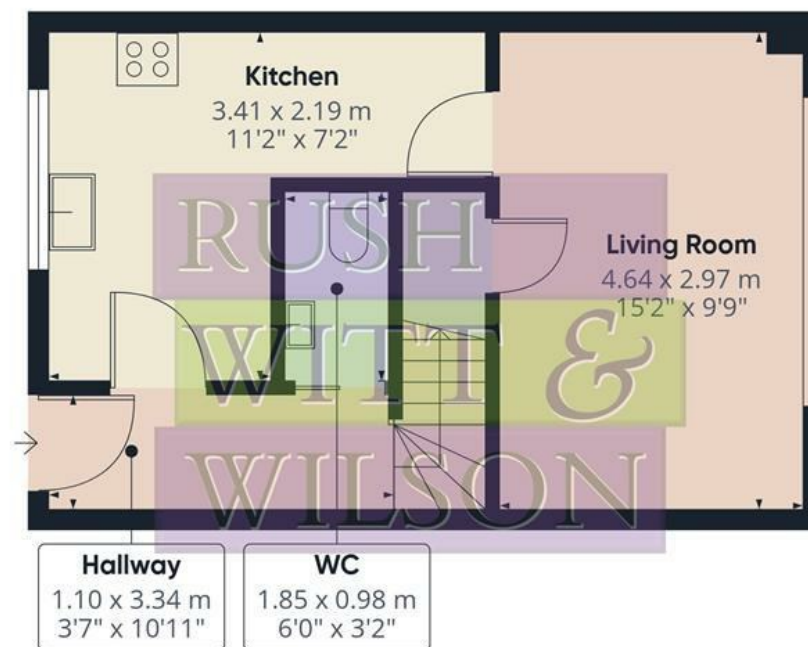
3 Oxley Close, St. Leonards-On-Sea, East Sussex TN38 0SZ
Offers In The Region Of £279,995 Freehold

Nestled in the desirable Oxley Close, St. Leonards-On-Sea, this charming two-bedroom semi-detached home offers modern living at its finest. Constructed in 2021, this property is part of a unique development of just eight houses, making it a rare find in one of the town's most sought-after residential areas. The home is finished to a high standard and comes with the reassurance of a 10-year Structural Premier Guarantee. Inside, you will discover a spacious lounge-diner, perfect for both relaxation and entertaining, featuring double glazed sliding patio doors that lead to the rear garden. The contemporary kitchen is equipped with integrated appliances, ensuring a seamless cooking experience. Additionally, a convenient ground floor cloakroom/WC adds to the practicality of the layout. Upstairs, you will find two generously sized bedrooms, complemented by a stylish family bathroom, providing ample space for comfort and privacy. Externally, the property boasts gardens to both the front and rear, ideal for outdoor enjoyment. Furthermore, it includes two allocated parking spaces, which are pre-wired for electric vehicle charging points, catering to modern needs. This home is conveniently located within easy reach of local schools, shopping facilities, and regular bus routes that connect to Hastings town centre. Here, you will find a comprehensive range of shopping, sporting, and recreational facilities, as well as a mainline railway station and the beautiful seafront promenade. To truly appreciate the quality and appeal of this outstanding modern home, we highly recommend arranging an immediate viewing.









Floor 0



Floor 1

Approximate total area⁽¹⁾

62.4 m²

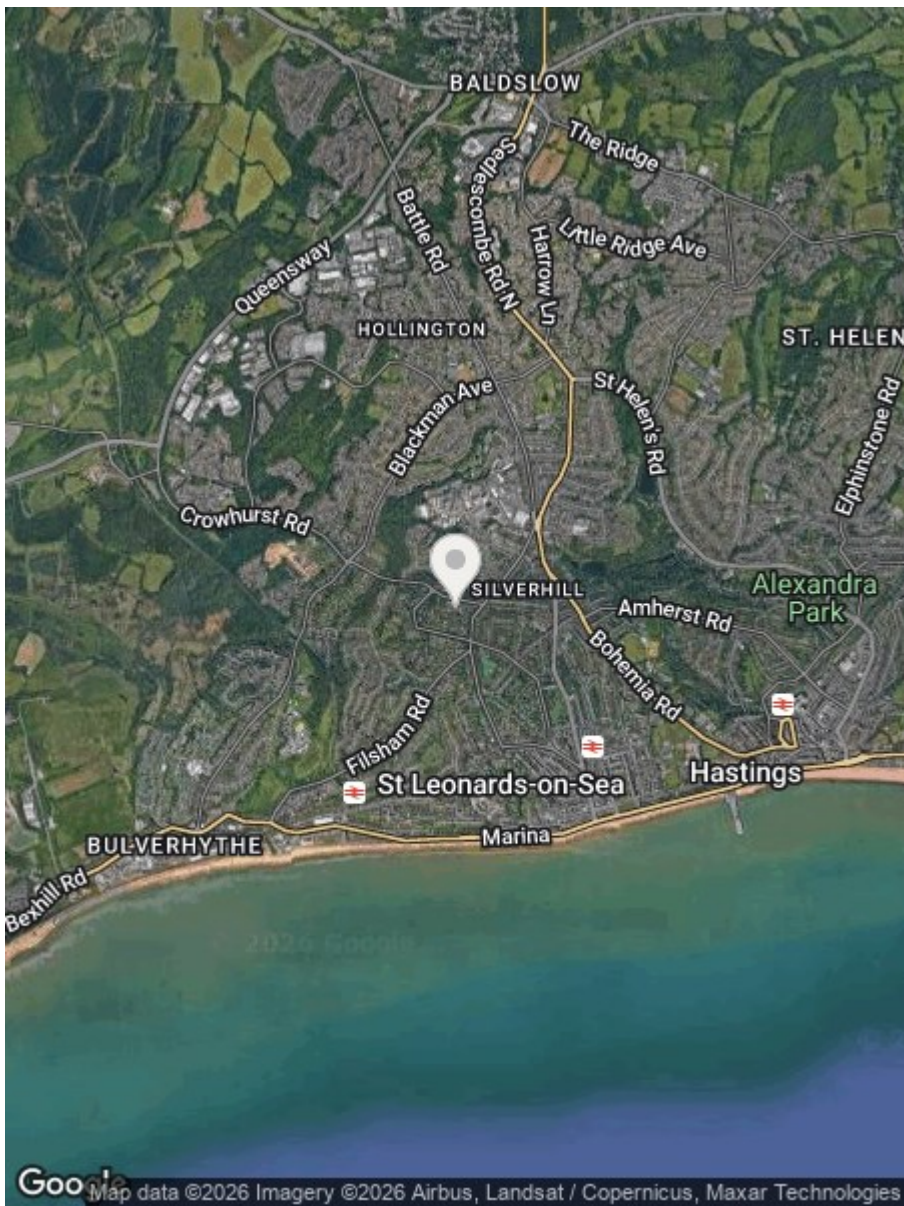
672 ft²

(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.

GIRAFFE 360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(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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