

RUSH
WITT &
WILSON



13 Lower South Road, St. Leonards-On-Sea, TN37 6RH
Offers In The Region Of £235,000

CHAIN FREE - Welcome to Lower South Road, St. Leonards-On-Sea, where a charming two-bedroom mid-terraced Victorian home awaits its new owner. This property boasts a delightful blend of character and potential, making it a perfect opportunity for a first-time buyer looking to create their dream home. Upon entering, you are greeted by a cosy reception room, ideal for relaxing or entertaining guests. The property features two well-proportioned bedrooms, offering ample space for a small family, guests, or even a home office. With one bathroom to cater to your needs, this house provides the essentials while leaving room for personal touches and improvements. The chain free status of this property gives you the freedom to make it your own without any delays or complications. One of the standout features of this home is the rear courtyard. The spacious accommodation offers a canvas for your creativity, with the potential to improve and modernise according to your taste and preferences. Whether you envision a contemporary makeover or wish to preserve the Victorian charm, this property allows you to bring your vision to life. Don't miss out on this fantastic opportunity to own a piece of history with modern flair. This house is not just a property; it's a chance to embark on a new chapter in a welcoming community. Ideal for a first-time buyer, this home is ready to be transformed into a haven of comfort and style.





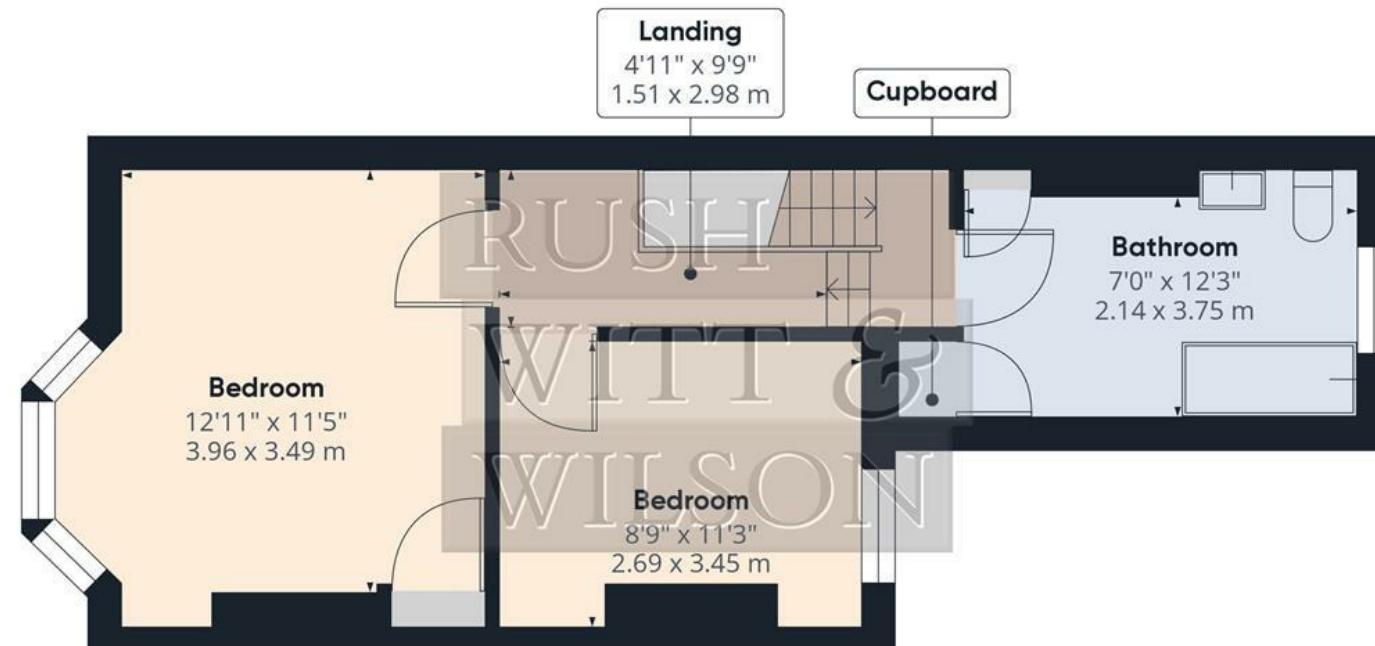




Approximate total area⁽¹⁾

861.11 ft²

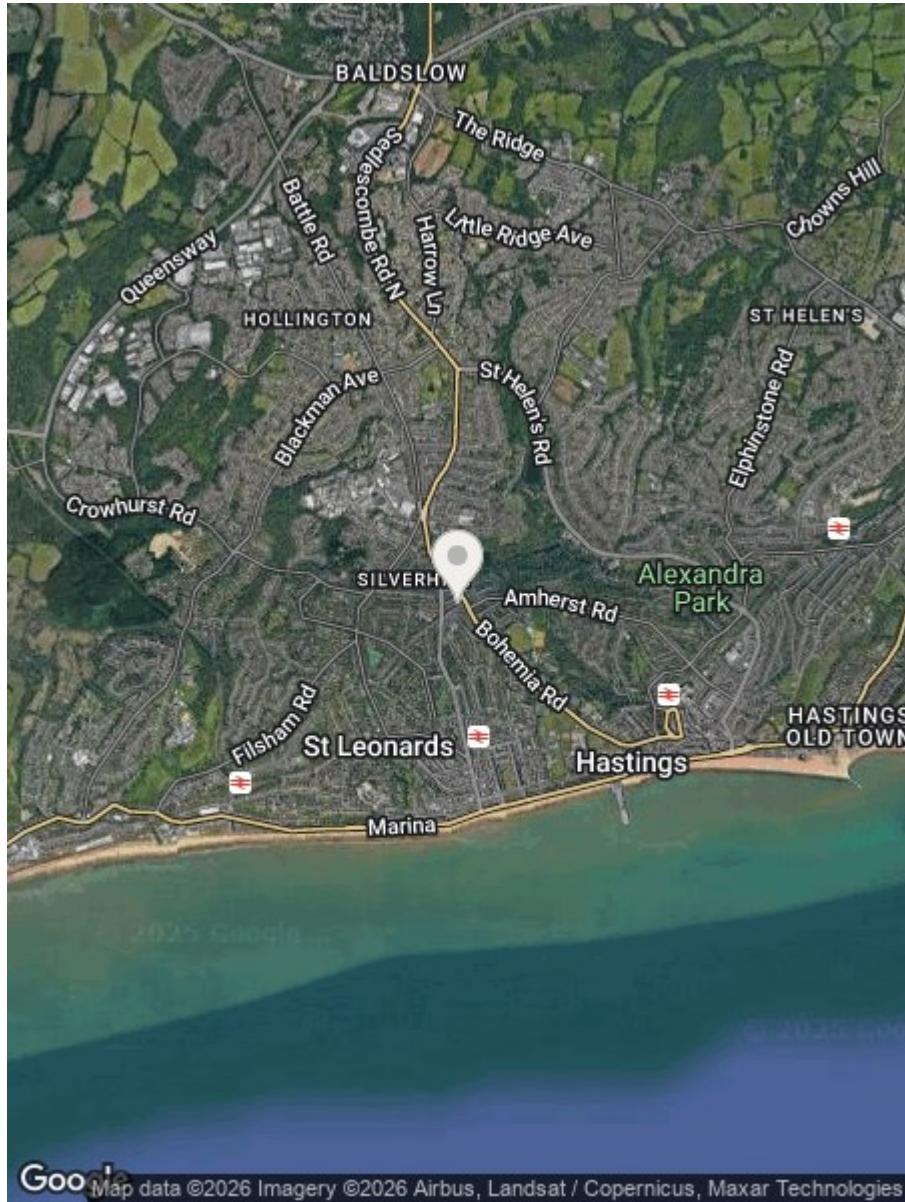
80 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



Google Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

**RUSH
WITT &
WILSON**

Residential Estate Agents
Lettings & Property Management



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

Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk