

**RUSH
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**26 Old Harrow Road, St. Leonards-On-Sea, TN37 7EG
Offers In Excess Of £260,000 Freehold**

Nestled on the charming Old Harrow Road in St. Leonards-On-Sea, this delightful two-bedroom semi-detached bungalow offers a perfect blend of comfort and convenience. The property boasts a spacious layout, featuring a welcoming bay-fronted lounge that invites natural light, creating a warm and inviting atmosphere for relaxation and entertaining. The well-appointed kitchen provides ample space for culinary pursuits, the adjoining conservatory serves as a lovely extension of the bedroom, perfect for enjoying the garden views throughout the seasons. The bungalow includes two generously sized bedrooms, ideal for accommodating family or guests. One of the standout features of this property is the large rear garden, which presents a wonderful opportunity for outdoor enjoyment. Whether you envision hosting summer barbecues, cultivating a vegetable patch, or simply unwinding in a tranquil setting, this garden is sure to impress. Located in the sought-after area of St. Leonards-On-Sea, this home is conveniently situated near local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. With its charming features and spacious outdoor area, this bungalow is a rare find and offers a wonderful opportunity to create lasting memories in a delightful setting.





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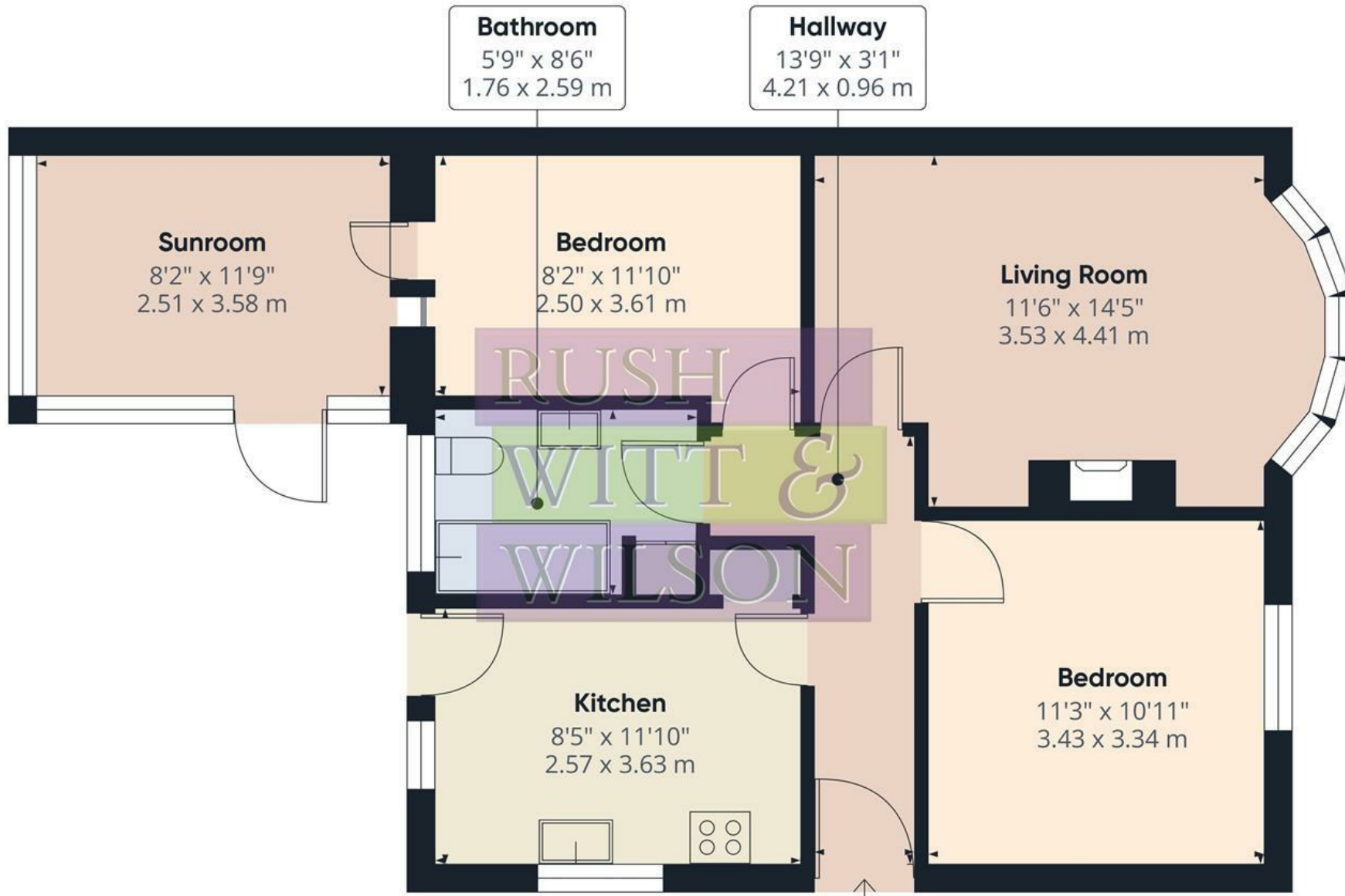


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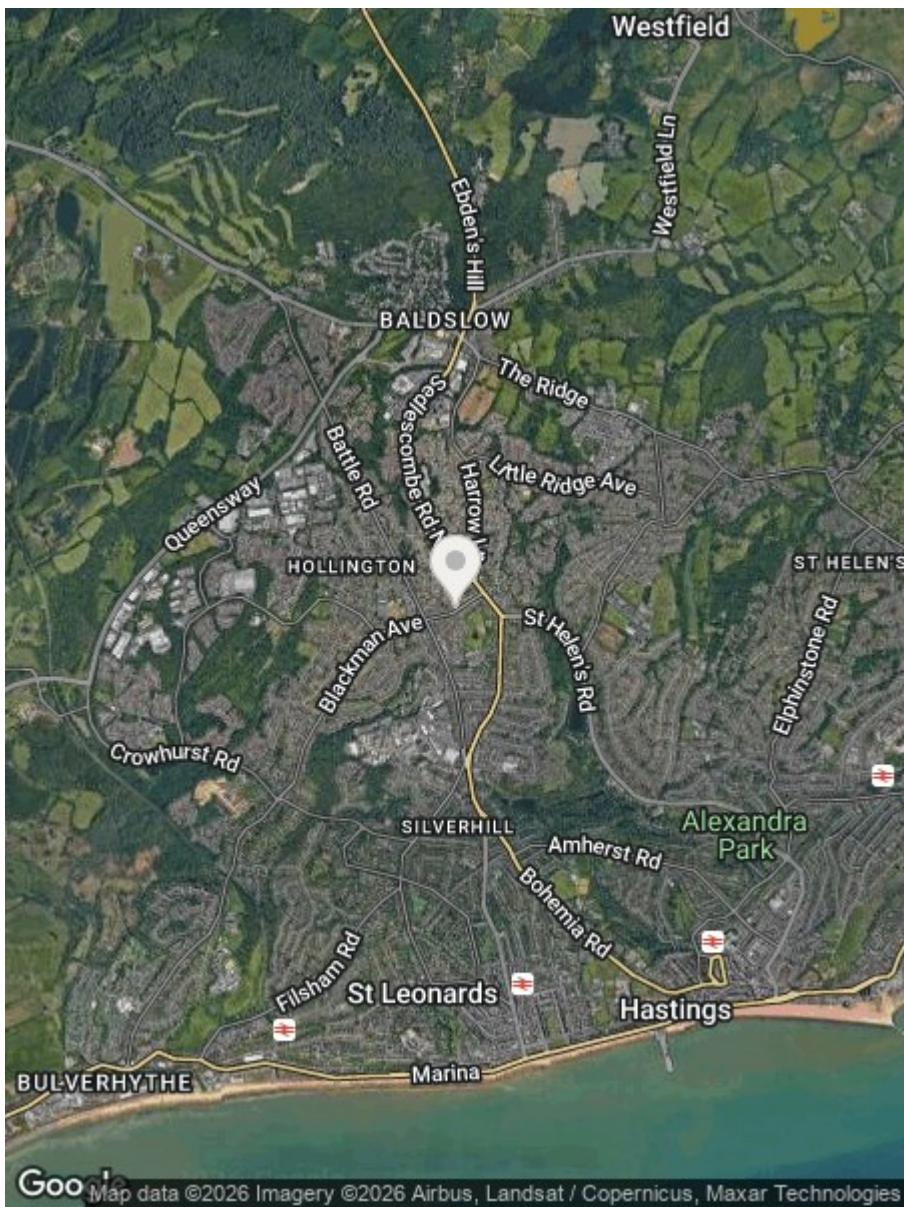


Approximate total area⁽¹⁾
713 ft²
66.3 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		<div style="text-align: center;"> 88 </div>
(81-91) B		
(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 - 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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