

**RUSH
WITT &
WILSON**



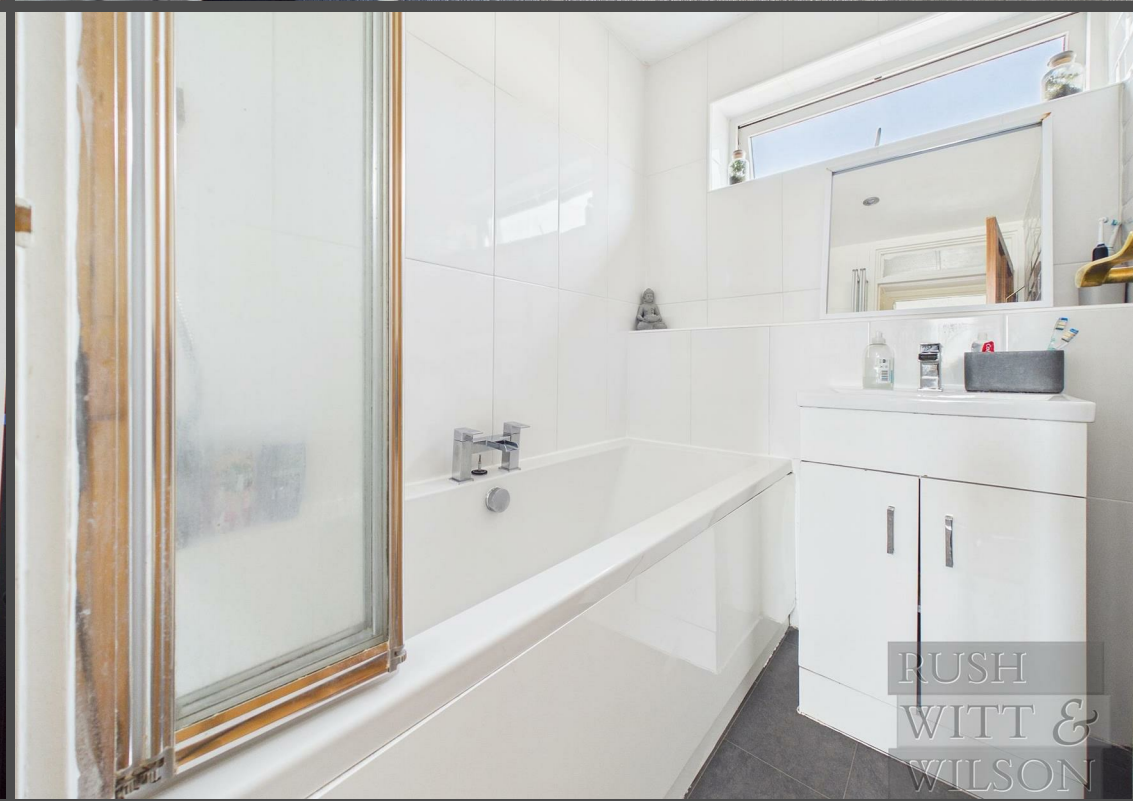
**RUSH
WITT &**

**36 Roundwood Road, St. Leonards-On-Sea, East Sussex TN37 7LA
£289,950 Freehold**

A beautifully modernised three-bedroom house, situated within this popular residential location close to local schools, bus routes, the Conquest Hospital and offering convenient access to the A21. The property is approached via a driveway providing off-road parking. As you enter, there are stairs rising to the first floor accommodation which comprises three bedrooms, a family bathroom and a separate wc. The ground floor has been thoughtfully improved by the current owners and features a stunning recently fitted kitchen, opening via bi-fold doors into the spacious living room, creating a fantastic social and entertaining space. The living room also benefits from a feature wood-burning stove, adding warmth and character. To the rear, the garden enjoys a patio seating area leading onto an area of laid lawn with a raised decked seating area, ideal for outdoor dining and entertaining. Offering stylish and versatile accommodation throughout, this is an ideal family home set within a highly convenient and well-connected location.







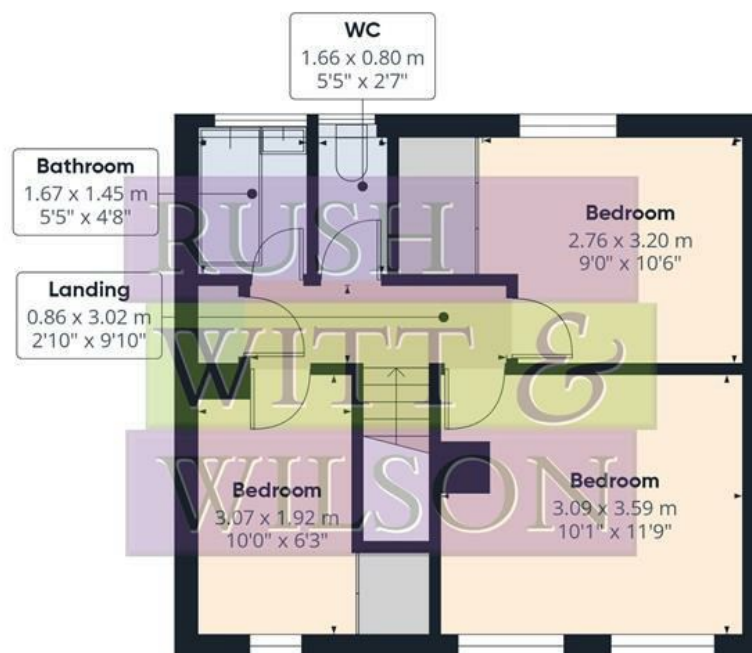


Floor 0

Approximate total area⁽¹⁾

73 m²

786 ft²



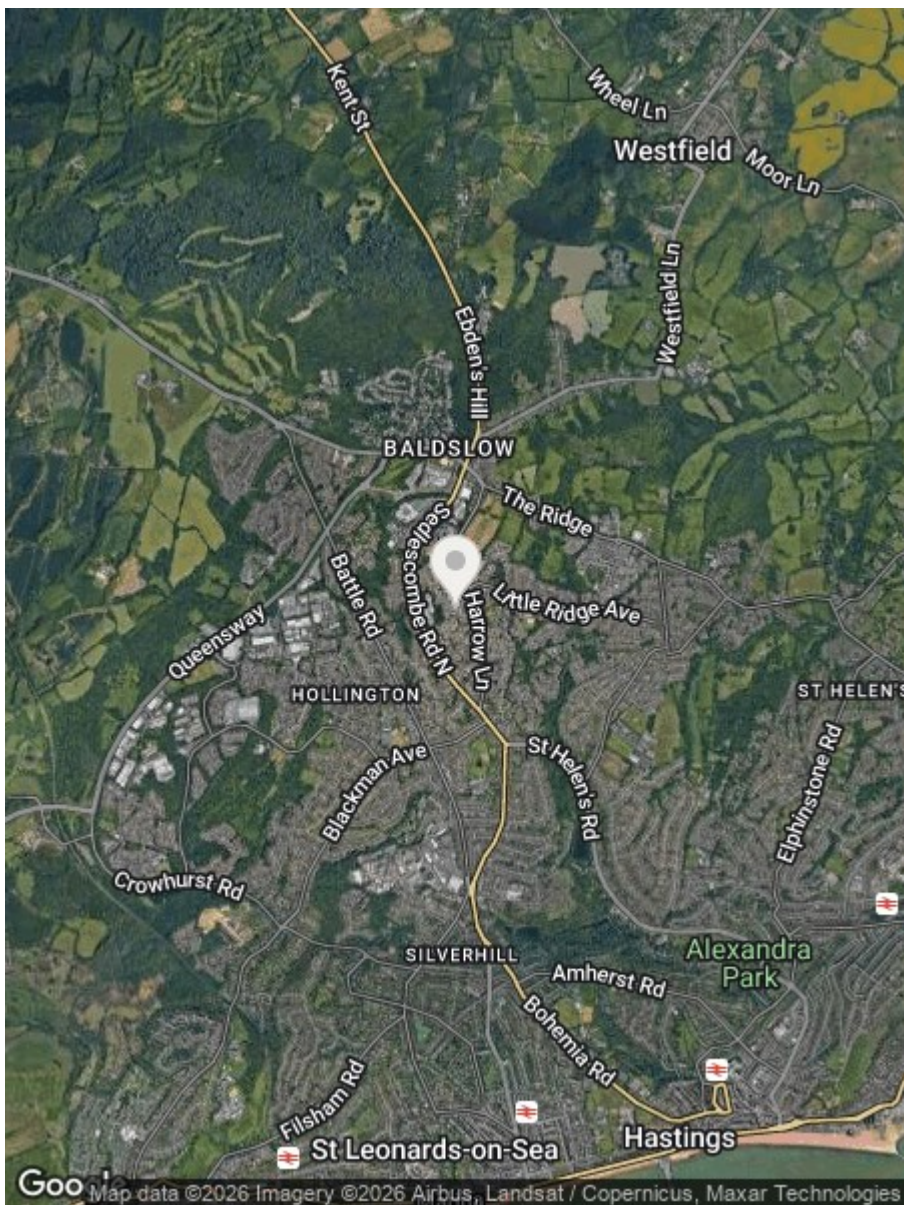
Floor 1



(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		
(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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**RUSH
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