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**29 Longacre Close, St. Leonards-On-Sea, East Sussex TN37 7UB  
Offers In The Region Of £250,000 Freehold**

**\*PERFECT FIRST PURCHASE!\*** Nestled in the tranquil cul-de-sac of Longacre Close, St. Leonards-On-Sea, this delightful two double bedroom staggered terraced modern family home presents an excellent opportunity for those seeking comfort and style. Located in the sought-after Little Ridge area, the property boasts far-reaching views that enhance its appeal. Upon entering, you will find a well-proportioned living room that offers a welcoming atmosphere, perfect for both relaxation and entertaining. The modern kitchen/diner is a standout feature, designed to meet the needs of contemporary living while providing a functional space for culinary pursuits. The property is presented in good decorative order, allowing you to move in with ease and make it your own. The two spacious double bedrooms provide ample accommodation for families or individuals seeking extra space. The well-appointed bathroom adds to the convenience of this lovely home. With gas-fired central heating and double glazing throughout, you can enjoy warmth and comfort all year round. This property is not just a house; it is a home that offers a peaceful lifestyle in a desirable location. Whether you are a first-time buyer, a small family, or looking to downsize, this charming residence is sure to meet your needs. Do not miss the chance to view this wonderful property and experience all that it has to offer.





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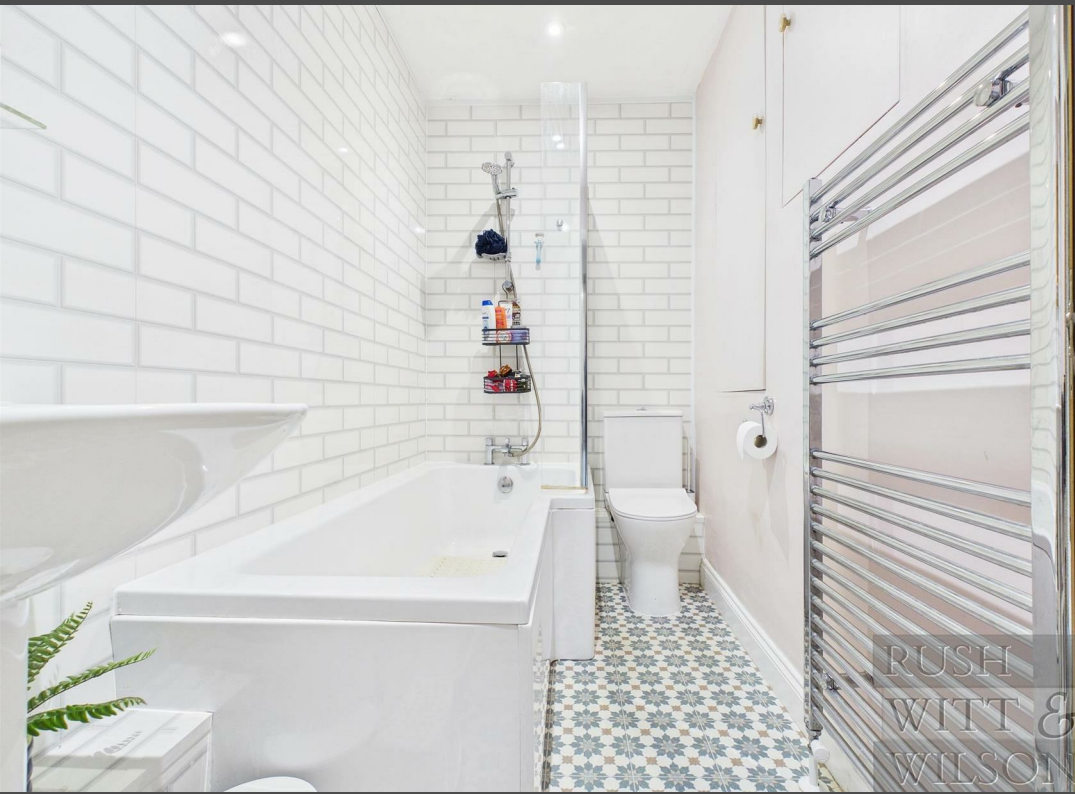
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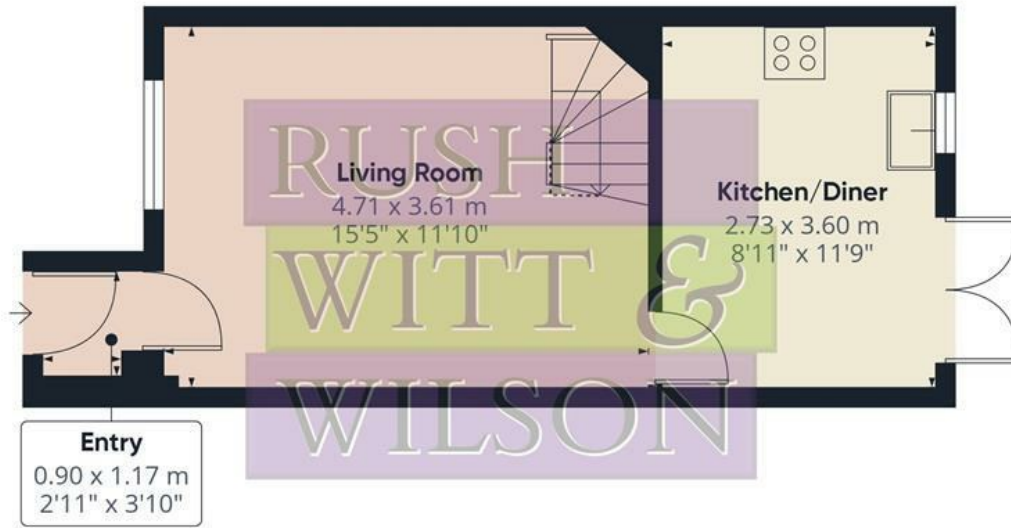
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Floor 0



Floor 1



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

52.2 m<sup>2</sup>  
562 ft<sup>2</sup>

**Reduced headroom**

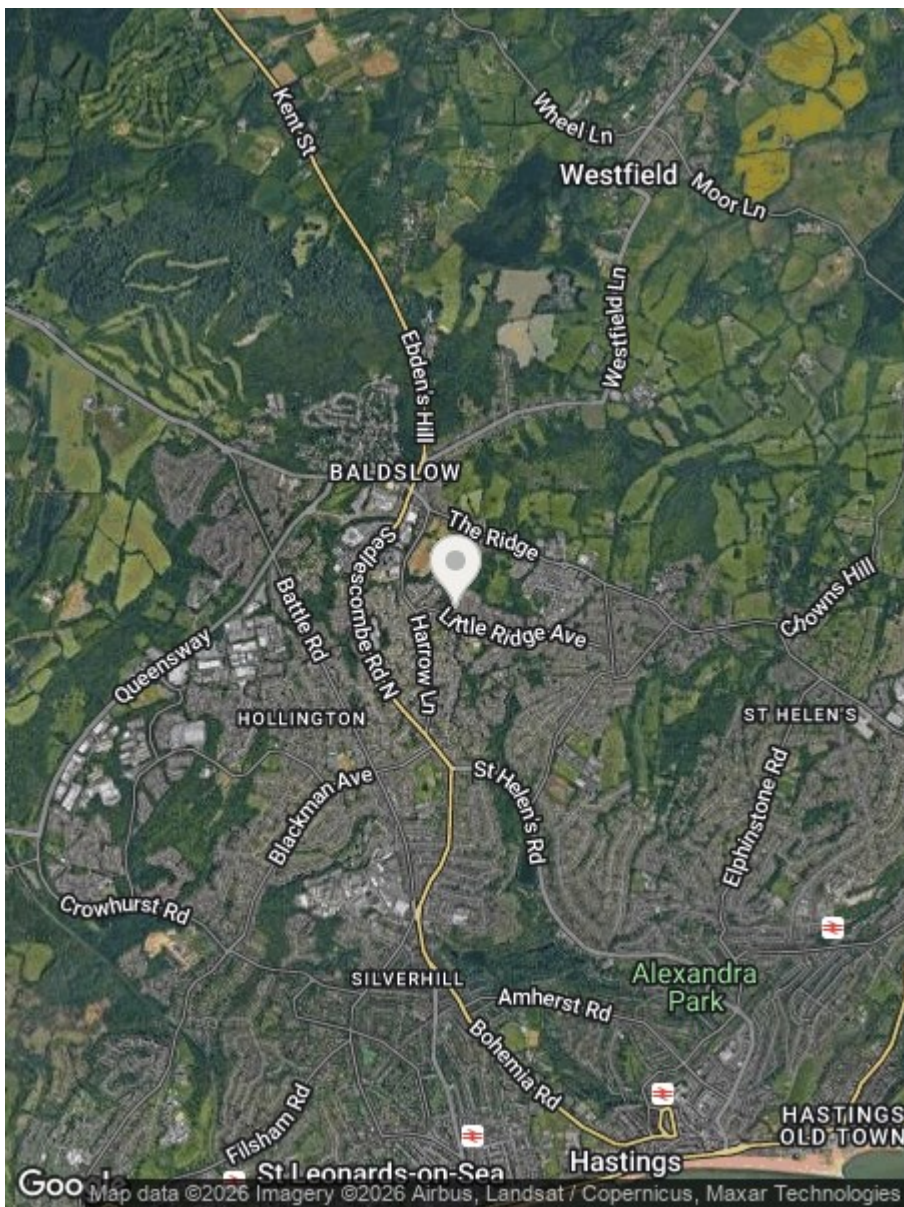
0.5 m<sup>2</sup>  
5 ft<sup>2</sup>


(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.



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		
	76	82
<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		
(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 <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).
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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>

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