25 Sandwich Drive, St. Leonards-On-Sea, TN38 0XJ
£270,000 Freehold

Situated in one of the area's most sought-after roads in the heart of West St Leonards, this three-bedroom semi-detached home offers an excellent opportunity for buyers looking to create a property tailored to their own tastes and requirements. Set back from the road with off-road parking for a couple of vehicles, the accommodation is arranged over two floors and comprises an entrance hall, a bright living room and a kitchen/breakfast room to the ground floor. Upstairs, there are three well-proportioned bedrooms and a family bathroom. To the rear, the property enjoys a private garden with an initial patio seating area leading onto established flower beds, shrubs and mature trees, creating a pleasant outdoor space to relax and entertain. Conveniently located within easy reach of West St Leonards Railway Station, local amenities, schools and the seafront, the property is ideally positioned for commuters and families alike. Requiring a degree of modernisation throughout, this is a fantastic opportunity for purchasers to put their own stamp on a home in a highly desirable location and add value over time.

RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

Floor 0

Floor 1

RUSH WITT & WILSON

Approximate total area(1)

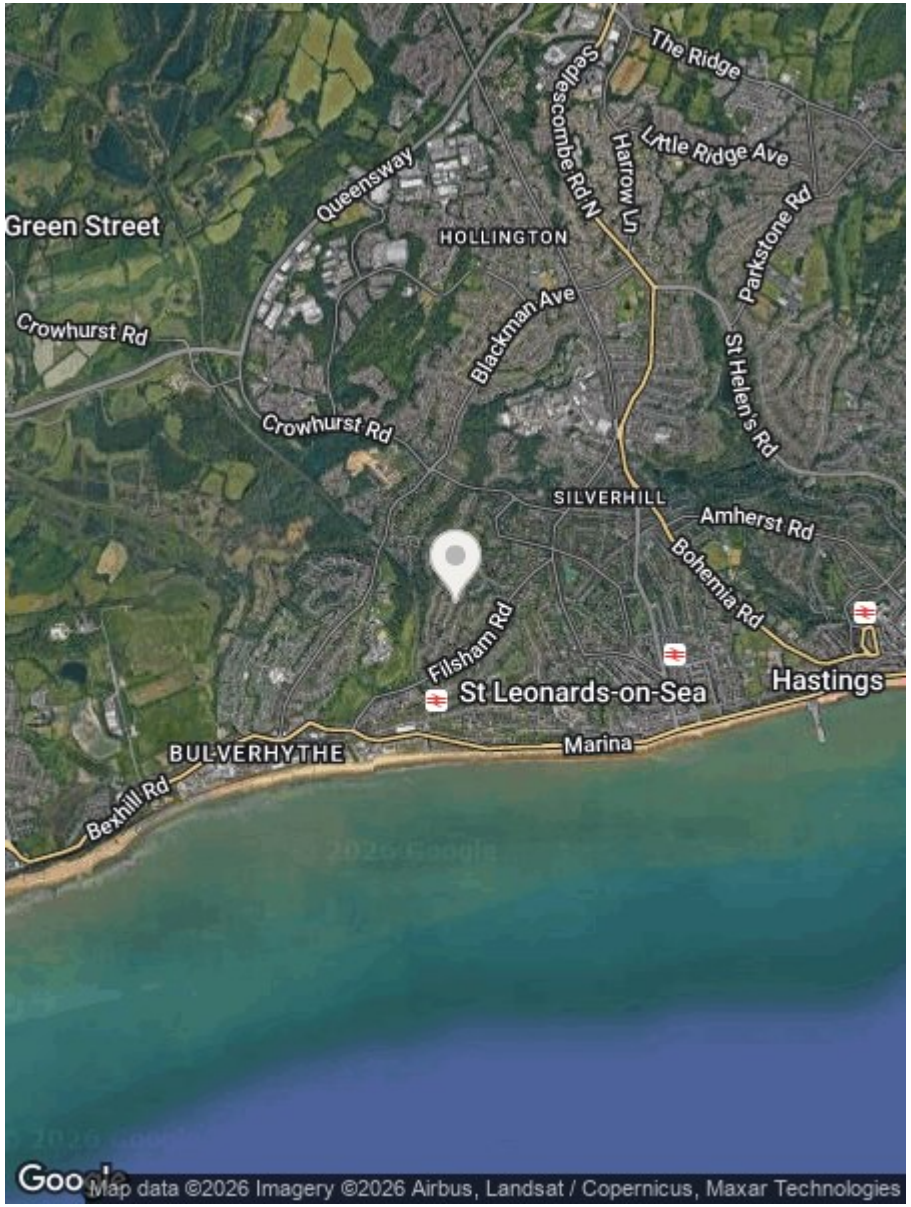
70.5 m²

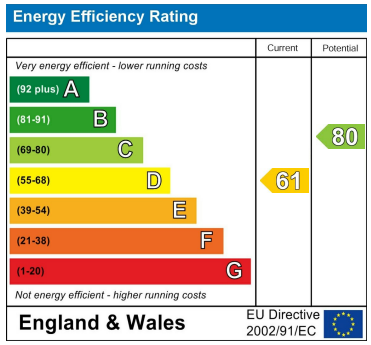
759 ft²

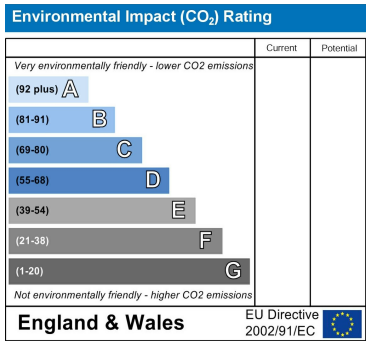
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







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).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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

RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

The Property Ombudsman
Relocation agent network

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