

**RUSH
WITT &
WILSON**



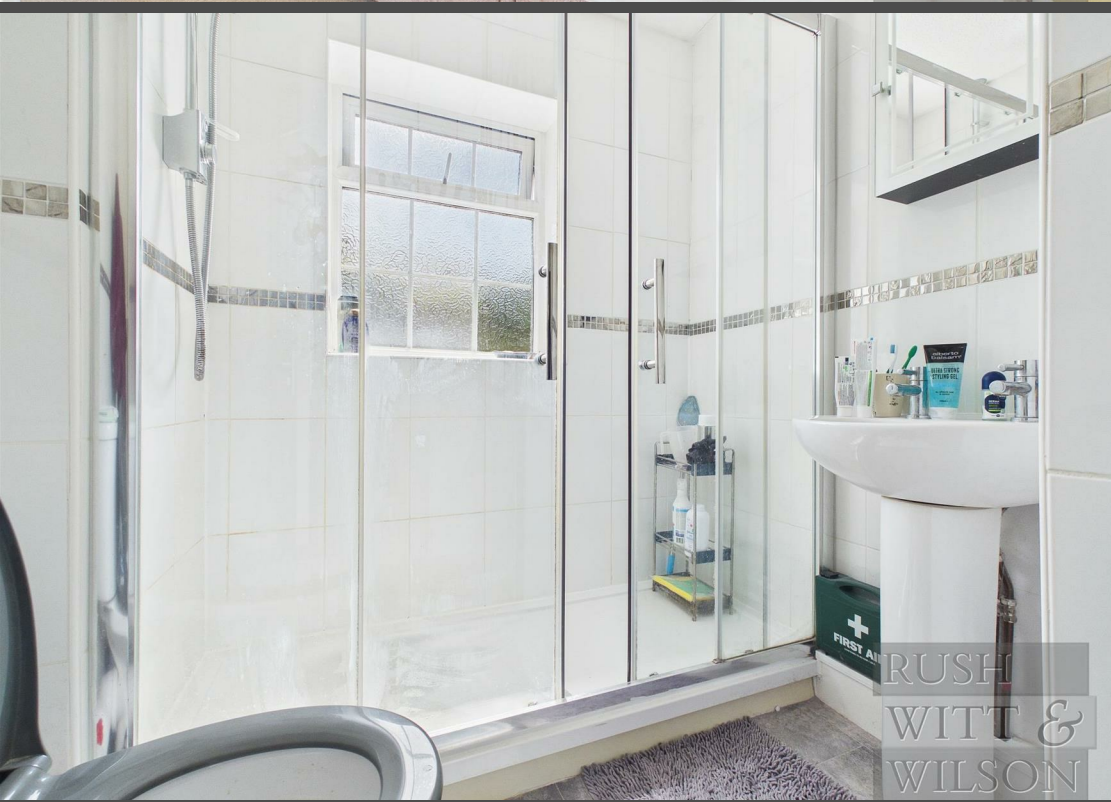
17 Wentworth Way, St. Leonards-On-Sea, East Sussex TN38 0XG
Offers In Excess Of £220,000 Freehold

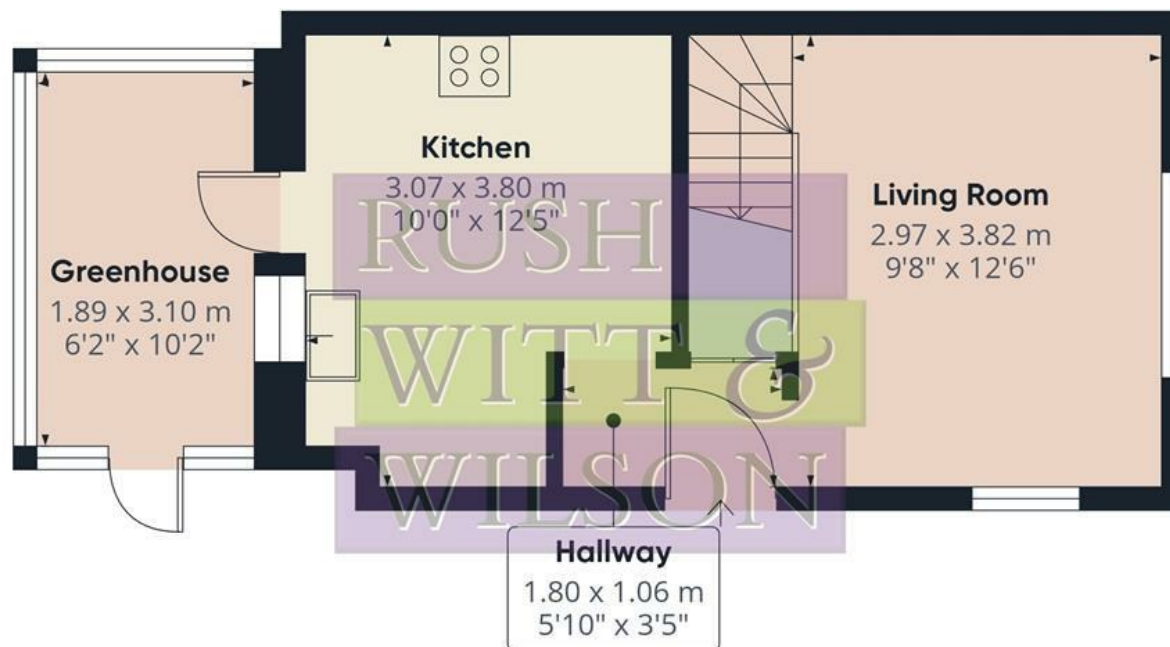
****GUIDE PRICE £220,000 - £240,000****

This delightful two-bedroom semi-detached house on Wentworth Way offers a perfect blend of comfort and convenience. As you enter, you are welcomed by a spacious hallway that leads to a bright and airy living room, ideal for relaxation or entertaining guests. The well-appointed kitchen, which flows seamlessly from the living area, provides access to a greenhouse, perfect for those with a passion for gardening or simply enjoying the outdoors. The first floor features two generously sized bedrooms, providing ample space for rest and personalisation. A modern shower room completes this level, ensuring that all your daily needs are met with ease. Outside, the property boasts a tiered rear garden, offering a lovely outdoor space to unwind or host gatherings. Additionally, off-road parking is available, complete with a sheltered area that includes a handy shed for storage. This home is perfect for those seeking a peaceful retreat while still being close to local amenities and the beautiful coastline. With its inviting atmosphere and practical features, this property is an excellent opportunity for first-time buyers or those looking to downsize. Don't miss the chance to make this charming house your new home.









Floor 0

Approximate total area⁽¹⁾

56 m²

604 ft²



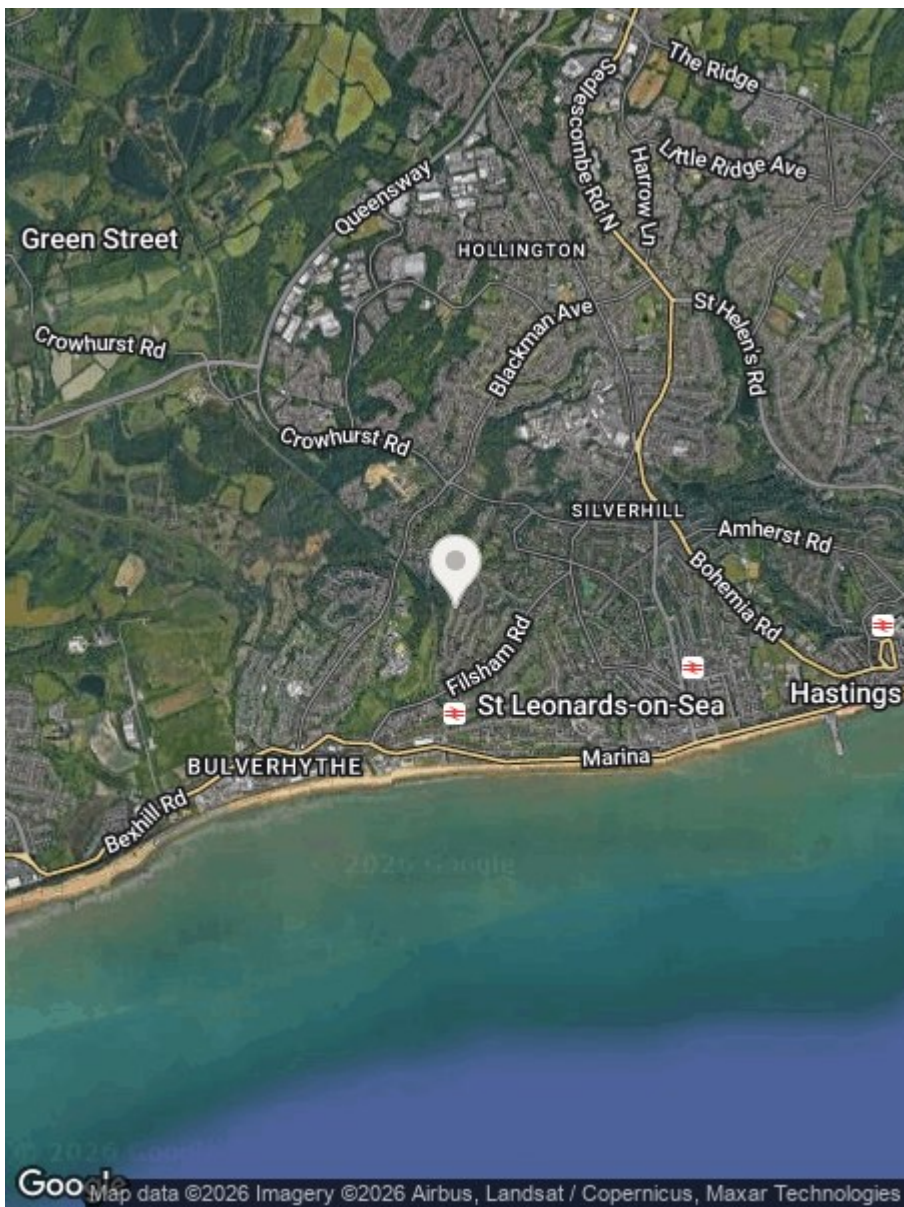
Floor 1

(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	72	79
	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:

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**



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