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**29 Wentworth Way, St. Leonards-On-Sea, TN38 0XG**  
**Guide Price £250,000 - £260,000**

\*\*\*GUIDE PRICE £250,000 - £260,000\*\*\* A beautifully refurbished two-bedroom semi-detached home with the added benefit of off-road parking, ideally positioned in a highly sought-after part of West St. Leonards. Perfectly located within easy reach of well-regarded primary and secondary schools, local shops, and West St. Leonards railway station offering direct connections to London.

The accommodation is arranged to provide a bright and welcoming dual-aspect living room at the front, while the rear of the property hosts a modern fitted kitchen/diner, complete with excellent storage and ample space for a dining table. Upstairs, there are two well-proportioned bedrooms, with the main bedroom enjoying a pleasant front aspect, along with a contemporary family bathroom featuring a bath with shower and screen over. Outside, the rear garden boasts a decked area ideal for al fresco dining, leading to two tiered levels, while at the front a private driveway offers parking for multiple vehicles. Being sold with no onward chain, this fantastic home would make an ideal first-time purchase and is not to be missed.





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

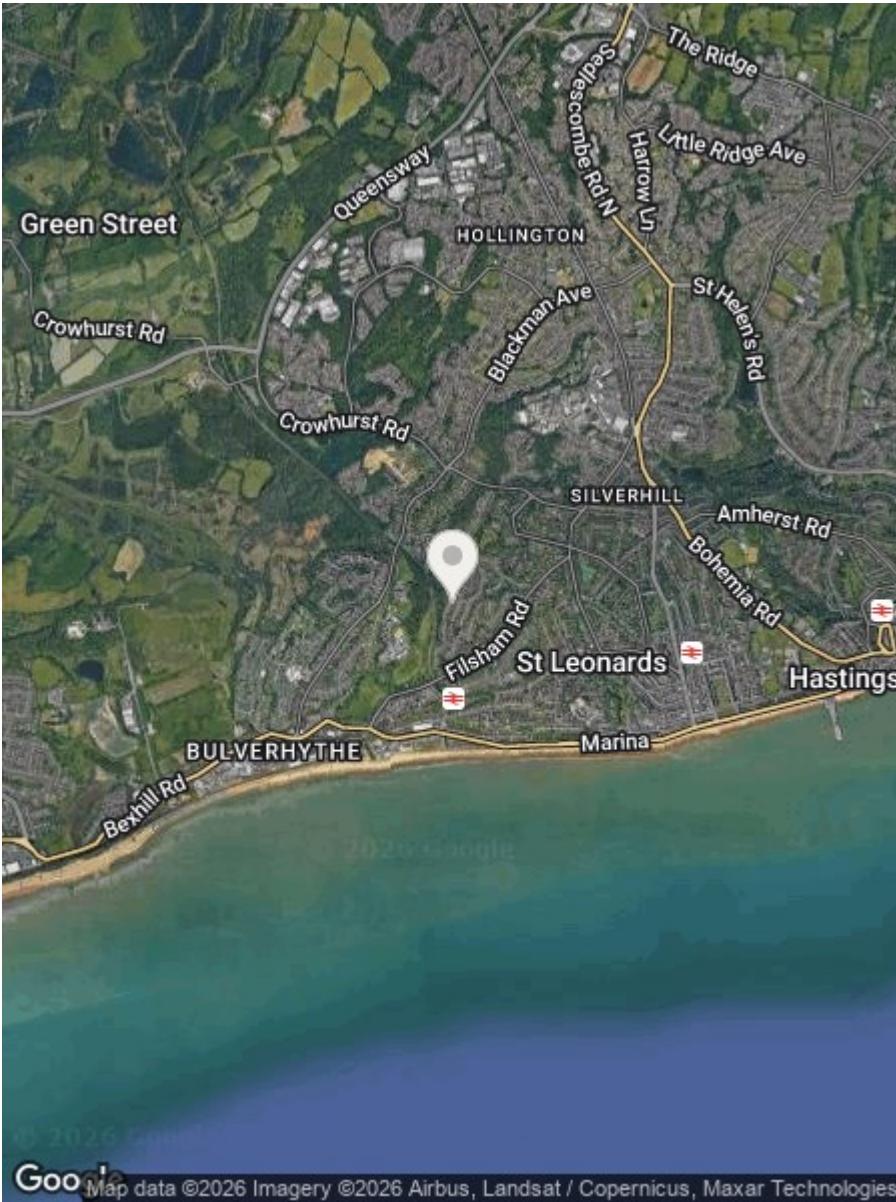
49.9 m<sup>2</sup>

537 ft<sup>2</sup>



(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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		89
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<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	

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – B

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

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Residential Estate Agents  
Lettings & Property Management



**Rother House Havelock Road  
Hastings  
East Sussex  
TN34 1BP**  
Tel: 01424 442443  
[hastings@rushwittwilson.co.uk](mailto:hastings@rushwittwilson.co.uk)  
[www.rushwittwilson.co.uk](http://www.rushwittwilson.co.uk)