

**RUSH
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WILSON**



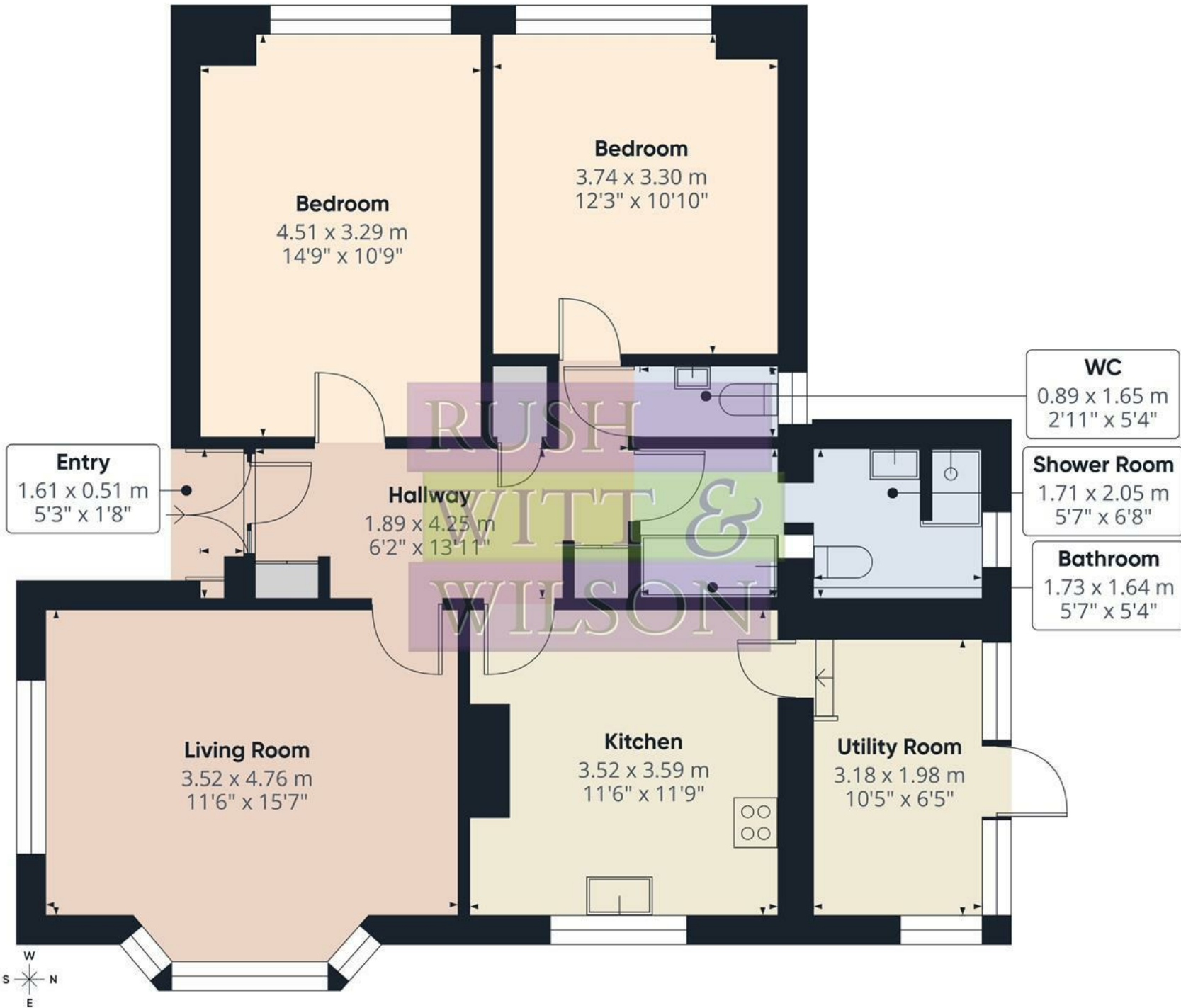
**91 Upper Glen Road, St. Leonards-On-Sea, TN37 7AY
£350,000 Freehold**

*** CHAIN FREE * A deceptively spacious two-bedroom detached bungalow, enviably positioned within one of Upper St Leonards' most sought-after residential areas. The property is ideally located within easy reach of local amenities including convenience stores, supermarkets and a doctors' surgery, whilst also benefiting from excellent transport links via a nearby bus route. The accommodation is thoughtfully arranged and accessed via a welcoming entrance porch leading into a generous central hallway. There are two well-proportioned double bedrooms, complemented by three useful storage cupboards, a well-appointed family bath/shower room and a separate wc. The elegant bay-fronted living and dining room provides a wonderfully bright and inviting space, perfect for both relaxing and entertaining. The fitted kitchen/breakfast room offers ample storage and preparation space, while a versatile conservatory to the side of the property currently utilised as a utility area – adds further practicality and flexibility to the layout. Externally, the bungalow enjoys attractive front gardens with ample off-road parking and access to an integral garage. To the rear, a generous and well-maintained garden provides a peaceful outdoor retreat, beautifully stocked with a variety of mature plants and shrubs that create both colour and privacy throughout the seasons. The garden further benefits from two wooden storage sheds and a greenhouse. Offered to the market chain free, the property also benefits from UPVC double glazing and gas-fired central heating, presenting an excellent opportunity to acquire a well-located home in this highly desirable setting.**









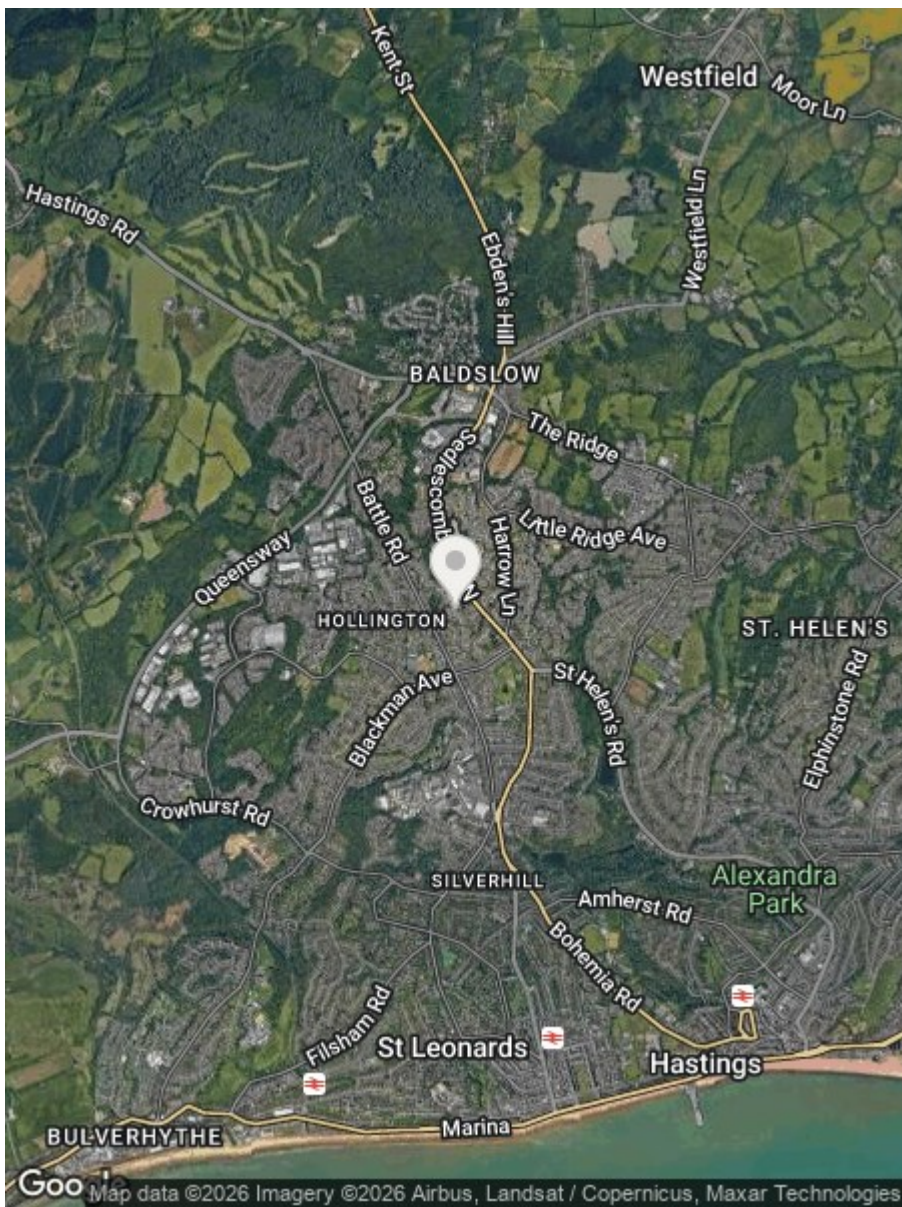
Approximate total area⁽¹⁾

82.7 m²
890 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



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		
	66	84
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 - 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.

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**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**