

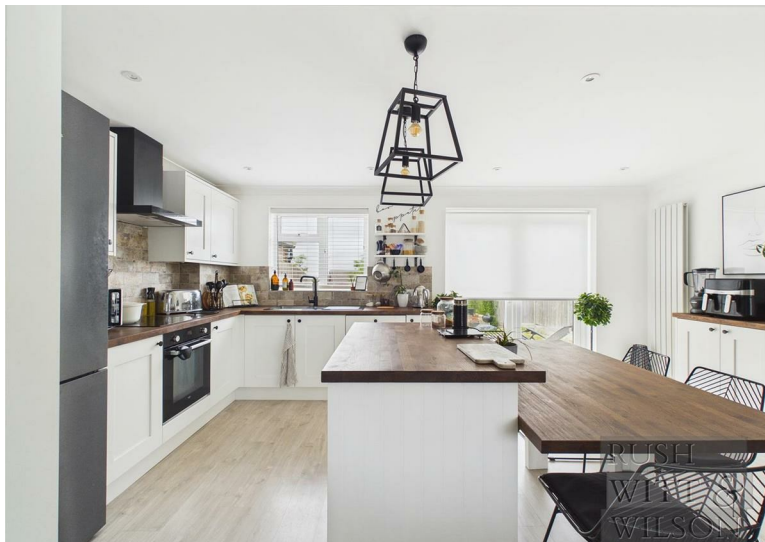
**RUSH  
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RUSH  
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**6 Kite Close, St. Leonards-On-Sea, TN38 8DR  
£299,995**

Nestled in the charming area of Kite Close, St. Leonards-On-Sea, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and stylish home. The property boasts three well-proportioned bedrooms, making it ideal for families or those in need of extra space. Upon entering, you will be greeted by a welcoming reception room that exudes warmth and character, perfect for both relaxation and entertaining. The house has been meticulously improved by the current owner, ensuring that it is presented in exceptionally good order and to a very high standard. The modern kitchen/living/dining area is a standout feature, designed to cater to all your culinary needs while providing a contemporary aesthetic. The shower room is equally impressive, offering a serene space for unwinding after a long day. One of the key advantages of this property is the off-road parking, a rare find in many urban settings, providing convenience and peace of mind. The house is chain-free, allowing for a smooth and efficient purchase process. With its prime location, residents can enjoy the benefits of a vibrant community, with local amenities, parks, and the beautiful coastline just a stone's throw away. This property is not just a house; it is a home that promises comfort, style, and a wonderful lifestyle. Do not miss the chance to make this exceptional property your own.

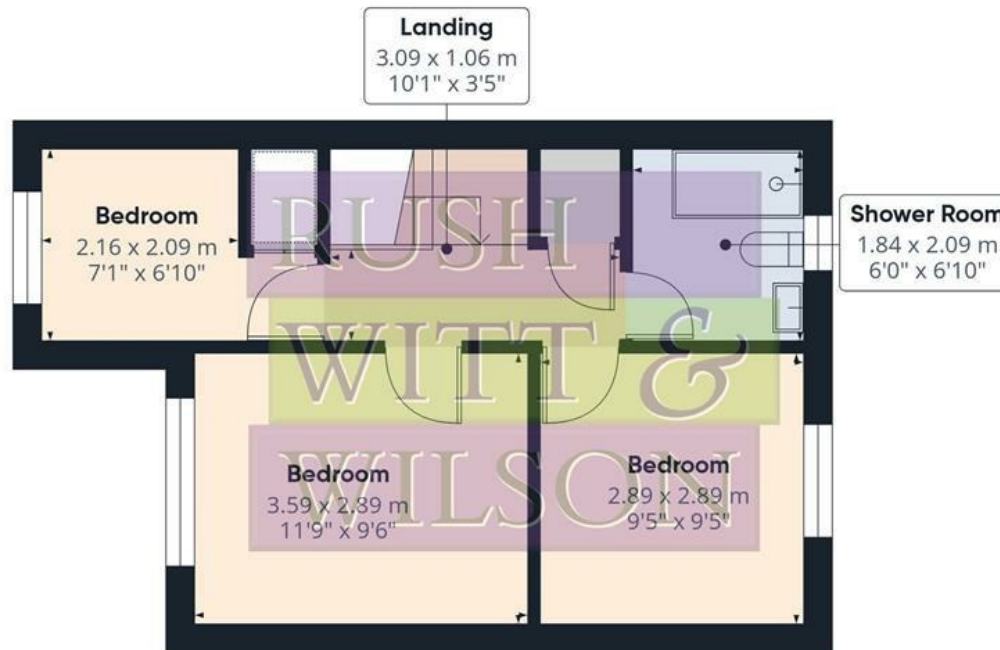








Floor 0



Floor 1



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

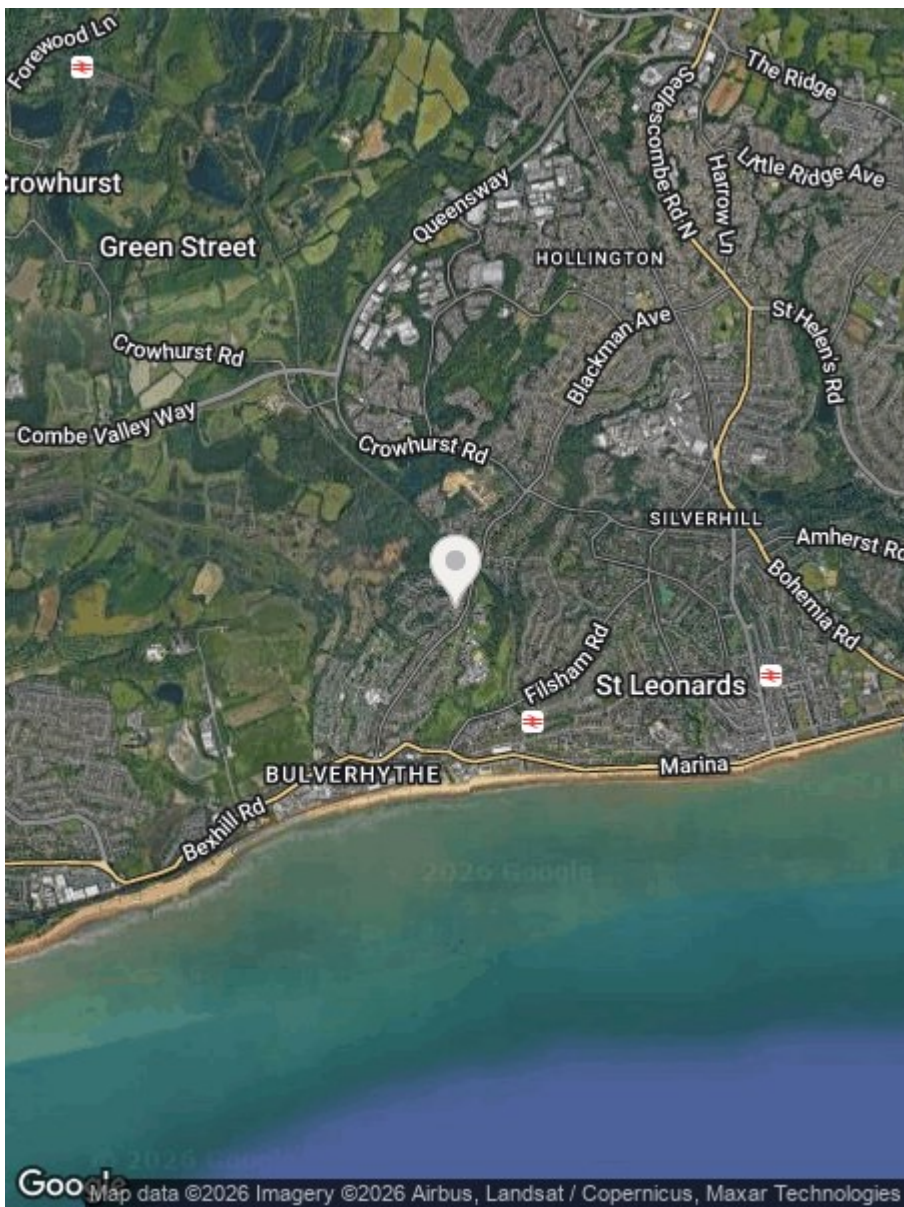
69.3 m<sup>2</sup>

745 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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	74	
(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	

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).
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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**