

**RUSH
WITT &
WILSON**



**1 St Kitts Close, St. Leonards-On-Sea, East Sussex TN37 7TB
£629,950**

Rush Witt & Wilson welcome to the market this stunning five bedroom detached family house that is truly an exemplary example and boasts an enviable elevated position with superb views towards the Sussex coastline. The accommodation is extremely well appointed and presented offering an entrance hall, cloakroom/wc, three spacious reception rooms, feature open plan kitchen/breakfast room with a central island and ample space for table and chairs, to the first floor five double bedrooms with the master enjoying an en-suite shower room/wc and a balcony enjoying superb views towards the sea, further en-suite shower room/WC to the second bedroom and a large family bath/shower room/WC. The property boasts garages to either side with two driveways providing off road parking for multiple vehicles with enclosed gardens to front and rear both enjoying a pleasant sunny aspect. Many modern refinements are offered to include double glazing, gas fired central heating and the property is located in a private cul-de-sac within an extremely sought after location affording ease of access to the market town of Battle, Hastings and St Leonards. Viewings are strongly encouraged via appointed sole agents Rush Witt & Wilson to view this property that has been greatly enhanced by the current vendor to offer an extremely convenient move to a stunning property.



External Covered Porchway

Upvc part glazed leaded light entrance door leading through to:

Entrance Hall

Oak flooring, carpeted turn staircase rising to the first floor, understairs storage cupboard, radiator, ceiling spotlights, doors off to the following:

Cloakroom/WC

Double glazed opaque leaded light window to side, low level wc, wash hand basin, radiator.

Living Room

23' x 14'8 (7.01m x 4.47m)

Double glazed leaded light window to front, radiator, centre piece gas fireplace, carpet as laid, ceiling spotlights, tv aerial point, part glazed double interconnecting doors leading through to:

Dining Room

15'8 x 14'7 (4.78m x 4.45m)

Double glazed leaded light French doors with adjacent full height windows to rear providing views and access onto the rear garden, carpet as laid, ceiling spotlights, radiator, part glazed door leading through to:

Kitchen/Breakfast Room

20' x 20' narrowing to 13'5 (6.10m x 6.10m narrowing to 4.09m)

Double aspect with double glazed leaded light windows to side and rear, generous space for table and chairs, radiator, tiled flooring, fitted with a comprehensive range of modern matching wall and base units with work surfaces over, central island, sink unit with side drainer and mixer tap, fitted and concealed dishwasher, space for range style cooker with extractor above, space for American style fridge/freezer, tv aerial point, ceiling spotlights, under cupboard lighting, feature radiator, door leading through to:

Utility Room

10'4 x 7' (3.15m x 2.13m)

Double glazed leaded light door to rear, leaded light double glazed window to side affording a light double aspect, further range of base units, butlers sink with mixer tap, space and plumbing for washing machine, space for further fridge, tiled floor, radiator, wall mounted boiler with control panel.

Further Reception Room

14'6 x 12'7 (4.42m x 3.84m)

Double glazed leaded light windows, radiator, carpet as laid.

First Floor

Galleried Landing

Radiator, ceiling spotlights, access to loft space, inset airing cupboard housing hot water tank with slatted shelves, doors off to the following:

Master Bedroom

20' x 15'3 (6.10m x 4.65m)

A stunning room with leaded light double glazed windows to front and double glazed leaded light French doors leading out to the EXTERNAL BALCONY offering superb townscape views towards the sea with wooden balustrade, tiled flooring and offering space for table and chairs. Range of fitted wardrobes to one flank wall, ceiling spotlights, carpet as laid, twin radiators, fitted dresser unit. interconnecting double doors leading through to:

En-Suite Shower Room

10'3 x 5'7 (3.12m x 1.70m)

Double glazed leaded light opaque window to side, quality white suite comprising large walk-in double shower cubicle with wall mounted shower control and rainfall shower head, feature wash hand basin, low level wc with concealed cistern, bidet, tiled floor, extractor fan, ceiling spotlights, chrome heated towel rail.

Bedroom Two

13' x 11'1 (3.96m x 3.38m)

Double glazed leaded light windows to rear with an elevated aspect onto the rear garden, carpet as laid, radiator, two inset cupboards, door leading through to:

En-Suite Shower Room

9'3 x 3'9 (2.82m x 1.14m)

Double glazed leaded light opaque window to rear, enclosed double shower cubicle with sliding door, wall mounted shower control and rainfall shower head, feature wash hand basin, low level wc with concealed cistern, tiled floor, radiator, extractor fan, ceiling spotlights.

Bedroom Three

14'8 x 13'6 (4.47m x 4.11m)

Double glazed leaded light windows to front enjoying elevated townscape views towards the sea, radiator, carpet as laid, two inset cupboards.

Bedroom Four

12'3 x 9'7 (3.73m x 2.92m)

Double glazed leaded light window to rear enjoying an elevated aspect onto the rear garden, radiator, carpet as laid, large inset cupboard.

Bedroom Five

12'3 x 9'3 (3.73m x 2.82m)

Double glazed leaded light window to rear enjoying an elevated aspect onto the rear garden, radiator, carpet as laid, inset cupboard.

Family Bath/Shower Room/WC

9'7 x 6'8 (2.92m x 2.03m)

Double glazed leaded light opaque windows to side, feature freestanding bath with mixer tap and hand held shower spray

attachment, corner enclosed double shower cubicle with wall mounted control and rainfall shower head, feature wash hand basin, low level wc with concealed cistern, tiled floor, chrome heated towel rail, ceiling spotlights, extractor fan.

Outside

Front Garden

Externally to the front the property enjoys a generous frontage and corner plot with a circular area of lawn, retaining wall, sweeping wall with further areas of lawn, driveway to the left hand side which offers ample parking for at least five/six vehicles and has lighting, leading to the garage on the left hand side. To the adjacent side there is a further area of block paved driveway which leads to the garage on the right hand side and provides parking for a further two vehicles.

Garage One

21' x 9'5 (6.40m x 2.87m)

Electrically operated up and over door, light and power, double glazed leaded light French style double doors to rear leading out to the rear garden, fitted base units, storage above.

Garage Two

17'8 x 14'8 (5.38m x 4.47m)

Electrically operated up and over door, double glazed leaded light window to side, light and power, storage above, water tap.

Rear Garden

Affording a pleasant sunny aspect with a patio pathway to the immediate rear leading to a large area of patio with ample space for garden furniture, further area of decking to the right hand side behind the garage which is split over two separate tiers with wooden balustrade, outside lighting, large area of lawn with close board timber fencing to its boundaries.

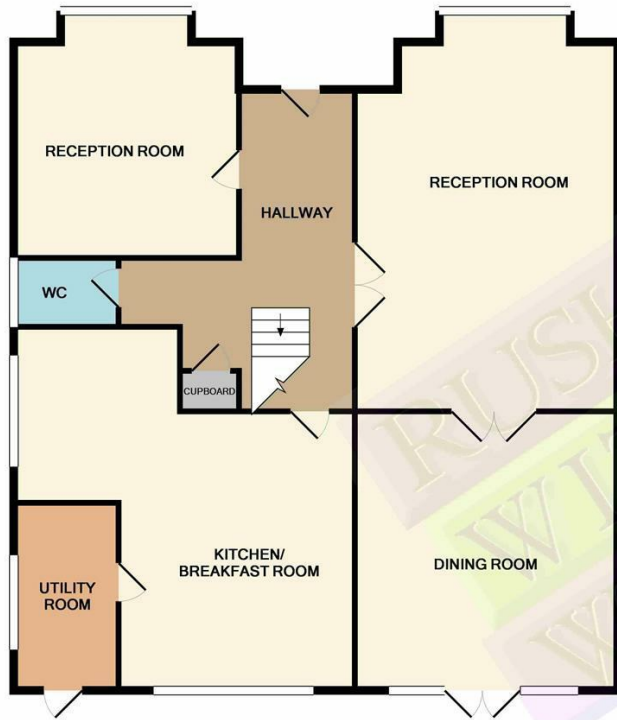
Agents Note

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.







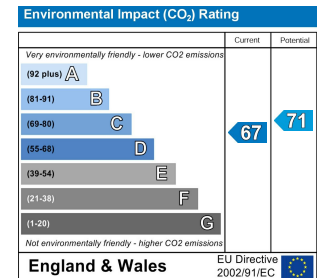
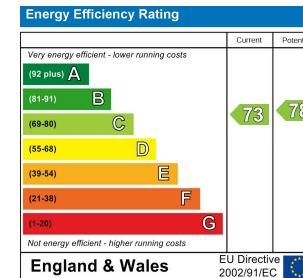
GROUND FLOOR
APPROX. FLOOR
AREA 1260 SQ.FT.
(117.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1194 SQ.FT.
(110.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 2454 SQ.FT. (227.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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