

**RUSH
WITT &
WILSON**



**4 Regent Place The Ridge West, St. Leonards-On-Sea, East Sussex TN37 7QG
Offers In Excess Of £780,000**

Property of this scale, in this order are rarely available to the open market and this one is truly exceptional. This impressive extended detached house is a highly appealing and spacious home ideal for a large family and versatile enough for dual occupation. The property has really benefitted from its double story extension to now boast an unrivalled amount of living space that is found in excellent good order set over two floors. The property enjoys ample parking to the front and a large double garage with beautiful and private south facing gardens that wrap around from side to rear. Set within a private cul de sac just off The Ridge at the top of St Leonards the location is ideally placed just a short drive to Battle train station or St Leonards both with direct services to London. Good local road links with access to A21 (Tunbridge Wells, Sevenoaks, London) In principle the accommodation offers entrance hall, cloakroom w/c, triple aspect lounge/diner, study, large family room, kitchen/breakfast room, utility room and further spacious reception room currently used as a home office. To the first floor five spacious bedrooms with both master bedroom and the second bedroom both affording en-suites together with a family bathroom w/c. The property offers full double glazing and gas central heating with a recently replacement boiler. Viewings are strictly by appointment via sole agents Rush Witt & Wilson.



Covered External Porch

Upvc double glazed entrance door with adjacent leaded light double glazed windows leads through to:

Entrance Hall

Carpet as laid, carpeted stairs rising to the first floor with attractive balustrade, coved ceiling, dado rail, understairs storage cupboard, power points, doors off to the following:

Cloakroom/WC

Double glazed leaded light window to front, low level wc with dual flush, pedestal wash hand basin, part tiled walls, tiled floor.

Lounge/Diner

31' x 23' narrowing to 11'2 (9.45m x 7.01m narrowing to 3.40m)
An impressively sized triple aspect room with double glazed leaded light windows to front, double glazed sliding patio doors and leaded light windows to rear and further double glazed leaded light windows to side providing the room with plenty of light with pleasant views onto the rear garden. The room is L-shaped and affords a natural dining space which leads off to a generous seating space, three double radiators, centre piece gas fire with decorative mantel, coved ceiling, dado rail, ample power points, tv aerial point.

Study

7'7 x 7'5 (2.31m x 2.26m)
Double glazed leaded light window to front, carpet as laid, radiator, power points, coved ceiling, interconnecting archway leading through to:

Family Room

17'2 x 16'1 (5.23m x 4.90m)
An impressive reception room with twin double glazed leaded light windows to front, radiator, carpet as laid, coved ceiling power points, tv aerial point.

Kitchen/Breakfast Room

18'7 x 13'4 narrowing to 7'2 (5.66m x 4.06m narrowing to 2.18m)
L-shaped with sliding patio doors to rear leading out to the rear garden, ample space for breakfast table and chairs. The kitchen area offers double glazed leaded light windows to rear with pleasant views onto the rear garden, comprehensive range of wooden matching soft close wall and base units with granite work surfaces over, Bosch five ring gas burner with Bosch extractor above, two Bosch fan assisted ovens, Bosch fitted microwave, fitted and concealed Bosch dishwasher, fitted and concealed Bosch fridge and freezer, ceiling spotlights, tiled floor, part tiled walls, recessed sink unit with side drainer and mixer tap, radiator.

Utility Room

7'6 x 7'2 (2.29m x 2.18m)
Double glazed leaded light window to rear with views onto the rear garden, further range of wall and base units with work surfaces over, stainless steel sink unit with side drainer and mixer tap, space and plumbing for washing machine and tumble dryer, tiled floor, part tiled walls, radiator.

Further Reception Room

16'7 x 11' (5.05m x 3.35m)
The current vendor uses this spacious room as a home office. Double glazed leaded light windows to rear and sliding patio doors to rear affording views and access onto the rear garden, carpet as laid, ceiling spotlights, coved ceiling, power points, integral door to the garage (described later).

First Floor

Landing

Carpet as laid, coved ceiling, radiator, built in airing cupboard housing hot water tank with slatted shelves, doors off to the following:

Master Bedroom

16' x 14'9 (4.88m x 4.50m)
Double glazed leaded light windows to rear providing a view over the rear garden and a verdant outlook beyond, carpet as laid, radiator, comprehensive range of of bridge style units with eye level cupboards, fitted dressers and corner cabinets, further set of wardrobes with eye level cupboards above, fitted dresser and base unit, power points, door leads through to:

En-Suite Bath/Shower Room/WC

16' x 6' (4.88m x 1.83m)
Double glazed opaque windows to front, corner enclosed bath with mixer tap and shower spray attachment, twin vanity wash hand basins with mixer taps and cupboards and drawers set below, large shower cubicle with hand held shower control, fixed rainfall shower head and handheld shower attachment, low level wc with concealed cistern, part tiled walls, tiled floor, laddered heated towel rail.

Bedroom Two

13'5 x 11'3 (4.09m x 3.43m)
Double glazed leaded light windows to front with elevated views onto the cul-de-sac, radiator, carpet as laid, coved ceiling, twin fitted wardrobes, power points, door leads through to:

En-Suite Shower Room

9'2 x 5'4 (2.79m x 1.63m)
Double glazed leaded light opaque windows to front, enclosed shower cubicle with sliding entrance door and wall mounted Aqualisa shower, vanity wash hand basin with cupboards set below and mirrored cabinet above, shaver socket point, low level wc with dual flush, laddered heated towel rail, tiled floor, part tiled walls, ceiling spotlights, coved ceiling.

Bedroom Three

11'4 x 9'7 (3.45m x 2.92m)
Double glazed leaded light window to front enjoying elevated views onto the cul-de-sac, radiator, carpet as laid, fitted wardrobes with eye level bridge style cabinets, fitted desk, coved ceiling, power points.

Bedroom Four

9'7 x 6'6 (2.92m x 1.98m)
Double glazed leaded light window to rear with a verdant outlook, fitted wardrobe with eye level cupboards set above, further fitted wardrobe, coved ceiling, carpet as laid, power points, coved ceiling.

Bedroom Five

11'4 x 7'7 (3.45m x 2.31m)
Double glazed leaded light window to rear with a verdant outlook, fitted wardrobes, carpet as laid, radiator, power points.

Family Bathroom/WC

9'1 x 6'5 (2.77m x 1.96m)
Double glazed leaded light opaque window to rear, white suite comprising panel enclosed bath with mixer tap and shower spray attachment, pedestal wash hand basin, low level wc with dual flush, fitted shower cubicle with wall mounted shower control, part tiled walls, tiled floor, laddered heated towel rail, shaver socket point, coved ceiling, ceiling spotlights.

Outside

Front Garden

A generous block paved driveway with fitted lighting providing generous parking which is flanked by two areas of lawn, retaining wall, side access to the rear garden.

Double Garage

17'8 x 16'8 (5.38m x 5.08m)
Up and over door, double glazed leaded light windows to side, wall mounted boiler (fitted approximately four years ago), access to loft space, light and power, courtesy door to the further reception room.

Rear Garden

The rear garden wraps around the property as it enjoys a corner plot and is south facing enjoying the sun all day. A wide expansive area of garden is found to the left hand side of the property flanked with mature shrubs and close board timber fencing as it swings round to the rear there is a picturesque enclosed barbecue area, a decked pathway with fitted lighting leads to a generous terrace with a central slate patio flanked by two twin areas of decked terrace affording four different seating areas, area of lawn with mature shrubs, hedgerows and trees providing seclusion and privacy, outside lighting.

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.







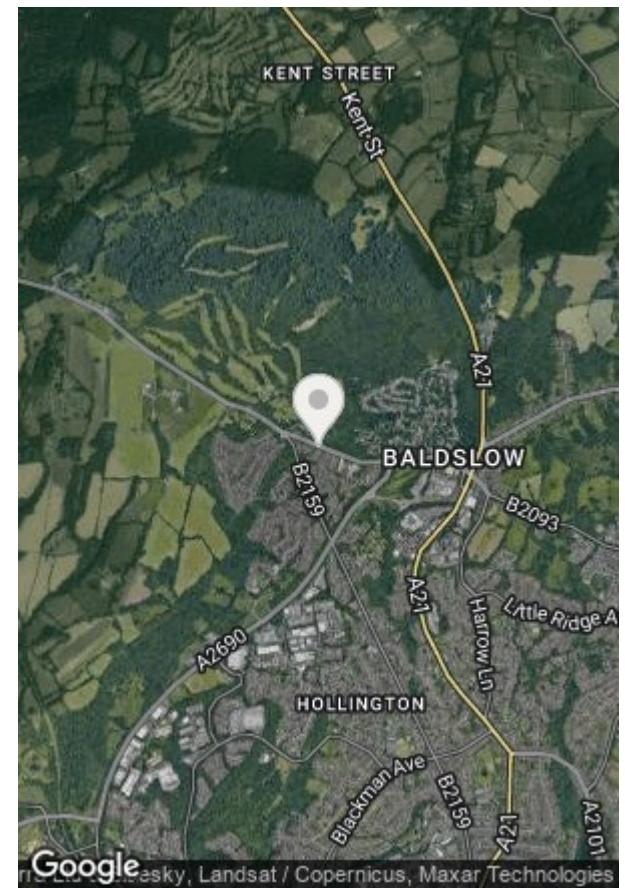
GROUND FLOOR
APPROX. FLOOR
AREA 1871 SQ.FT.
(173.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1063 SQ.FT.
(98.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2933 SQ.FT. (272.5 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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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	EU Directive 2002/91/EC	74	80

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	68	74

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