

The image shows the rear garden of a white, two-story house. The garden features a central lawn area, a large green bush in the middle ground, and several potted plants in the foreground, including a large terracotta pot with stones. The house has white walls, a bay window on the upper floor, and a white door on the ground floor. The sky is clear and blue.

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**68a Sedlescombe Road North, St. Leonards-On-Sea, East Sussex TN37 7DT**  
**Offers In Excess Of £425,000 - £450,000**



**Intricately designed to imbue warmth and luxury, this immaculate 1525.97 sq. ft. property is a testament to elegant living. Boasting two extensive floors, the residence seamlessly merges comfort and functionality. The main level hosts an exquisitely designed kitchen, equipped with a built-in oven and hob, and doors leading to an alluring rear garden. Adding to the charm, the living room with beautiful French doors makes for serene private front garden viewing. A captivating fireplace crowns the space, providing a cosy and inviting atmosphere. A transition to the upper level accommodates a commodious bay fronted main bedroom, layered with comfort and featuring a enticing fireplace. A well-appointed bathroom with a further two bedrooms complete the first floor. Convenience is an added asset thanks to its strategic location close to an Asda supermarket, local schools, and bus routes, making aspects of everyday life easily accessible. This endearing house with rear garden and gated parking is a perfect blend of tranquillity and luxury, with comprehensive facilities – beautifully mastering the art of cosy living. Early viewings come highly recommended with appointed agents Rush Witt & Wilson.**







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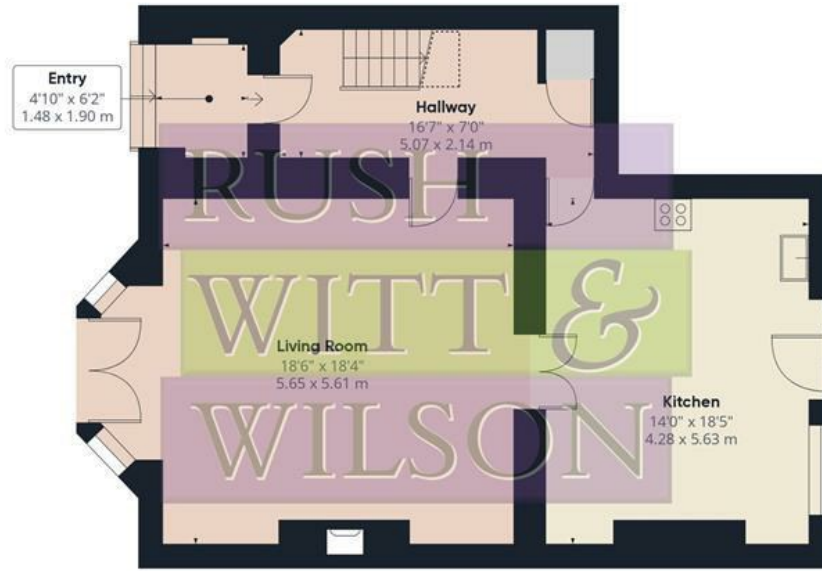


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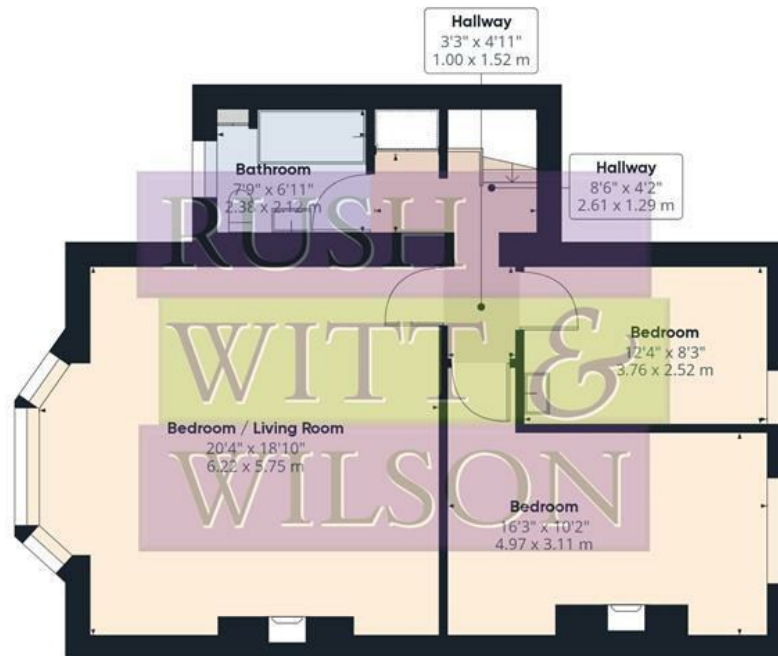


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Floor 0



Floor 1

**Approximate total area<sup>0</sup>**

1525.97 ft<sup>2</sup>

141.77 m<sup>2</sup>

**Reduced headroom**

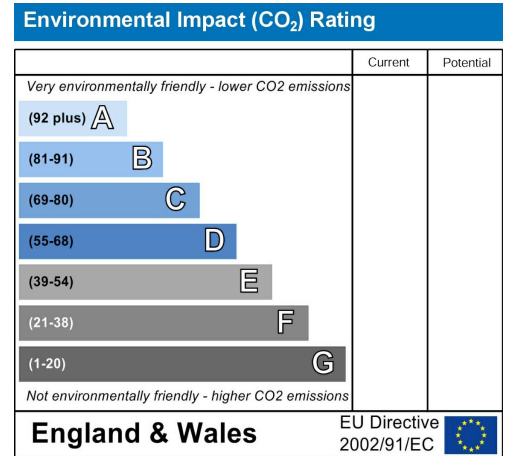
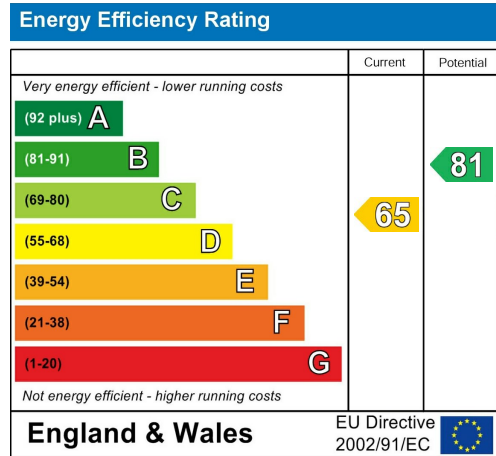
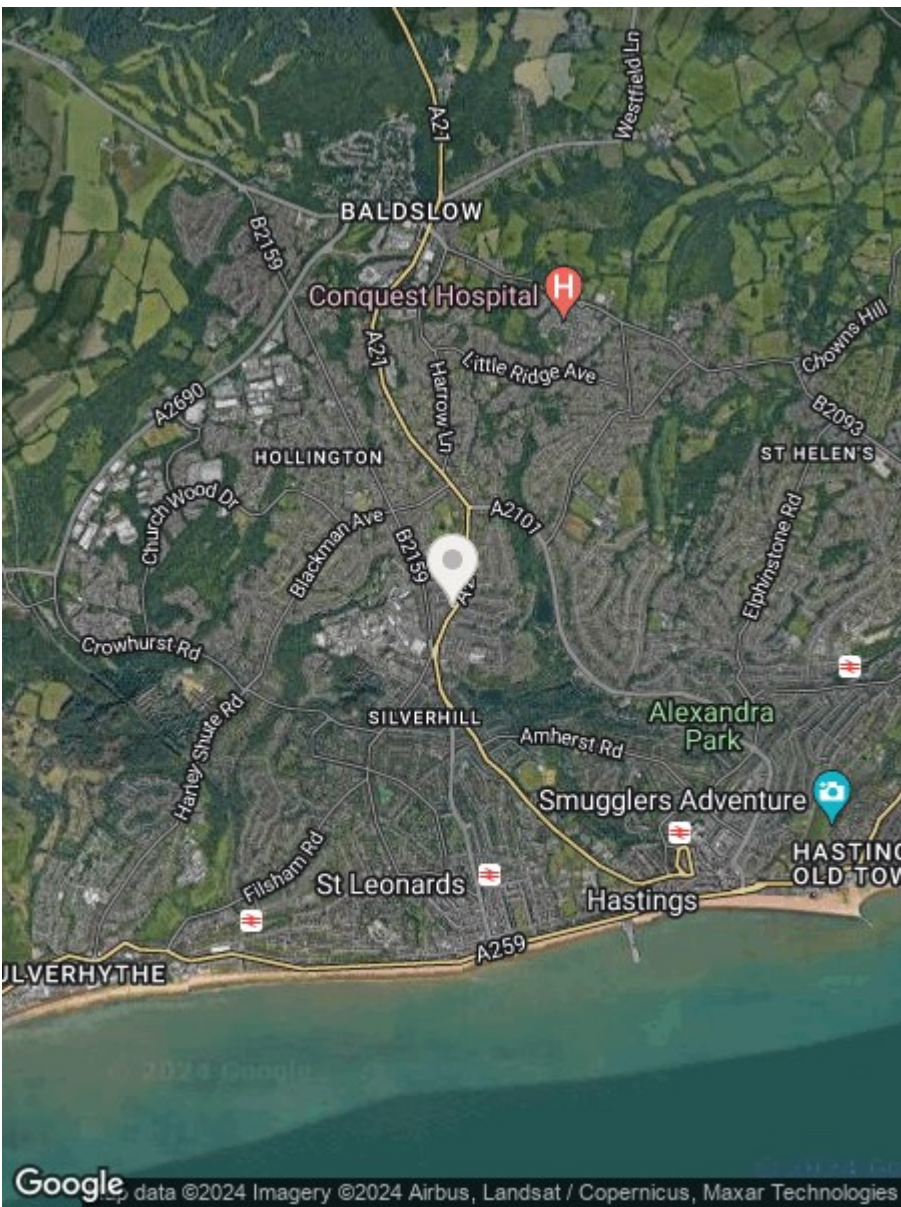
15.88 ft<sup>2</sup>

1.48 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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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  
www.rushwittwilson.co.uk**