

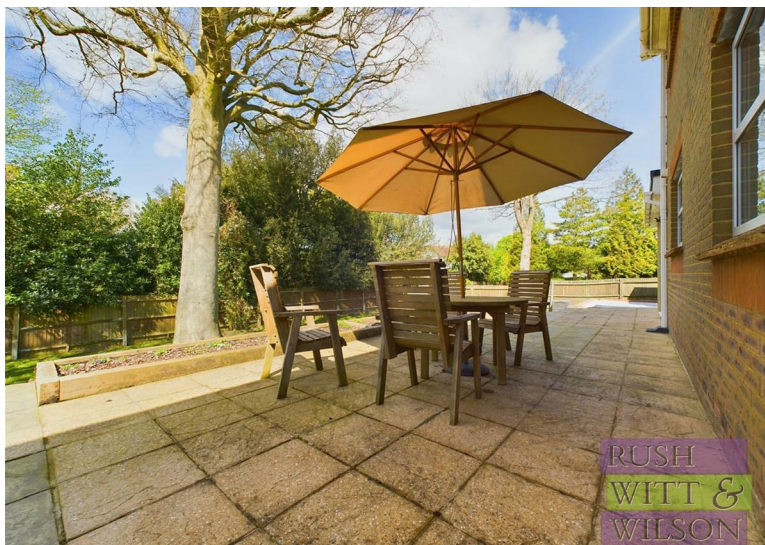
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**7 Summerhill, St. Leonards-On-Sea, East Sussex TN38 0GP
£599,950**

A rare opportunity to purchase an immaculately presented detached executive family home set in an exclusive residential cul-de-sac of seven properties that is accessed from the sought after Hollington Park Road. It affords central ease of access to amenities, a choice of railway stations, good road links and local schooling. The property is both elegant and stylish and offers extremely well presented and spacious accommodation enjoying a high standard of refinement. In principle it boasts a spacious reception hall, double aspect lounge with an adjoining dining room, a modern fitted kitchen, a utility room with courtesy door leading to the double garage, ground floor study or optional fifth bedroom, downstairs cloakroom. To the first floor off the galleried landing the main bedroom offers a dressing area and en-suite, three further double bedrooms and a further family shower room. Well maintained gardens are found to front and rear. The property offers full replacement double glazing throughout and gas central heating. Properties of this calibre are rarely available on the open market and viewings are strictly by appointment via appointed agents Rush Witt & Wilson.









Floor 0



Floor 1

Approximate total area⁽¹⁾

1771.75 ft²

164.6 m²

Reduced headroom

4.03 ft²

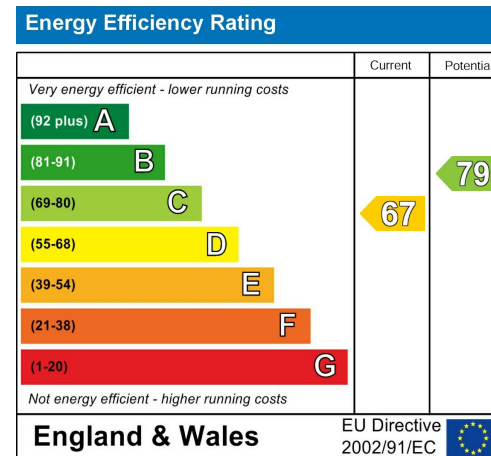
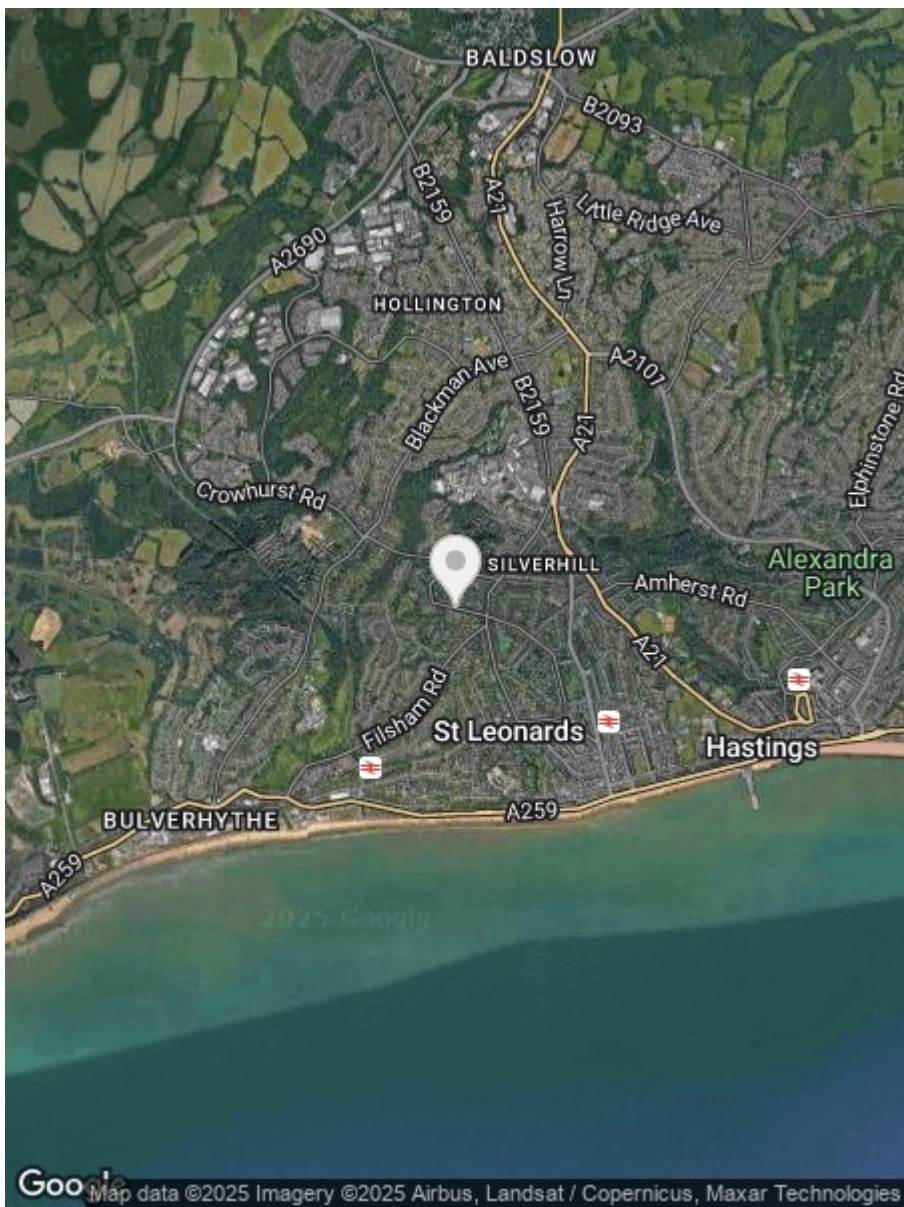
0.37 m²

(1) 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.

GIRAFFE 360



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