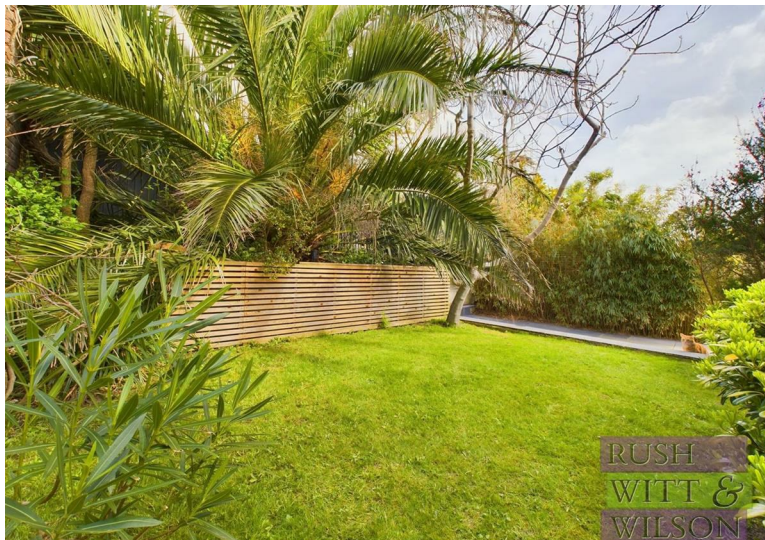


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WILSON**



**Nuova Vita St. Johns Road, St. Leonards-On-Sea, East Sussex TN37 6HP  
£850,000**

**Rush Witt & Wilson welcome to the market this incredibly rare and stunning one off architectural designed contemporary five bedroom modern home. The property is located in the heart of St Leonards and within easy walking distance to the beach, many independent shops and Warrior Square mainline railway station with direct links to London. Many benefits include; video camera entry phone system, insulated cavity walls with celotex, climate control double glazing throughout, over 105 LED lights throughout the property, shadow gap beading to architraving and skirting, solid 24 carat gold leaf feature wall, contemporary fitted kitchen & bathroom, over 26ft open plan living space with solid walnut wooden flooring and a peaceful Mediterranean spa garden. Viewings for this property are strictly by appointment.**





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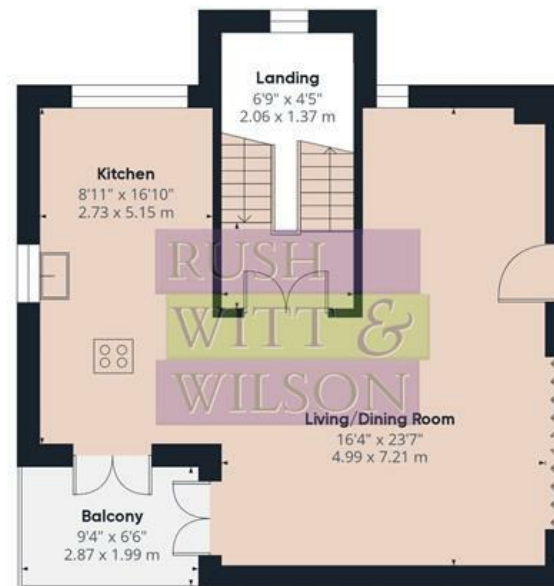
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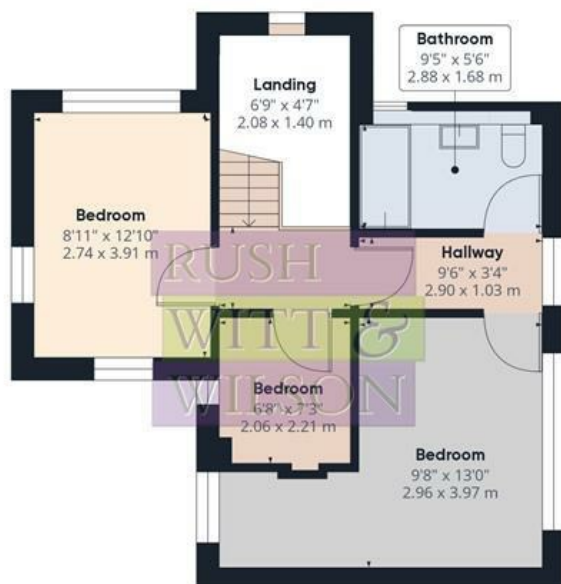
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Floor 0



Floor 1



Floor 2

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

1608.63 ft<sup>2</sup>

149.45 m<sup>2</sup>

**Reduced headroom**

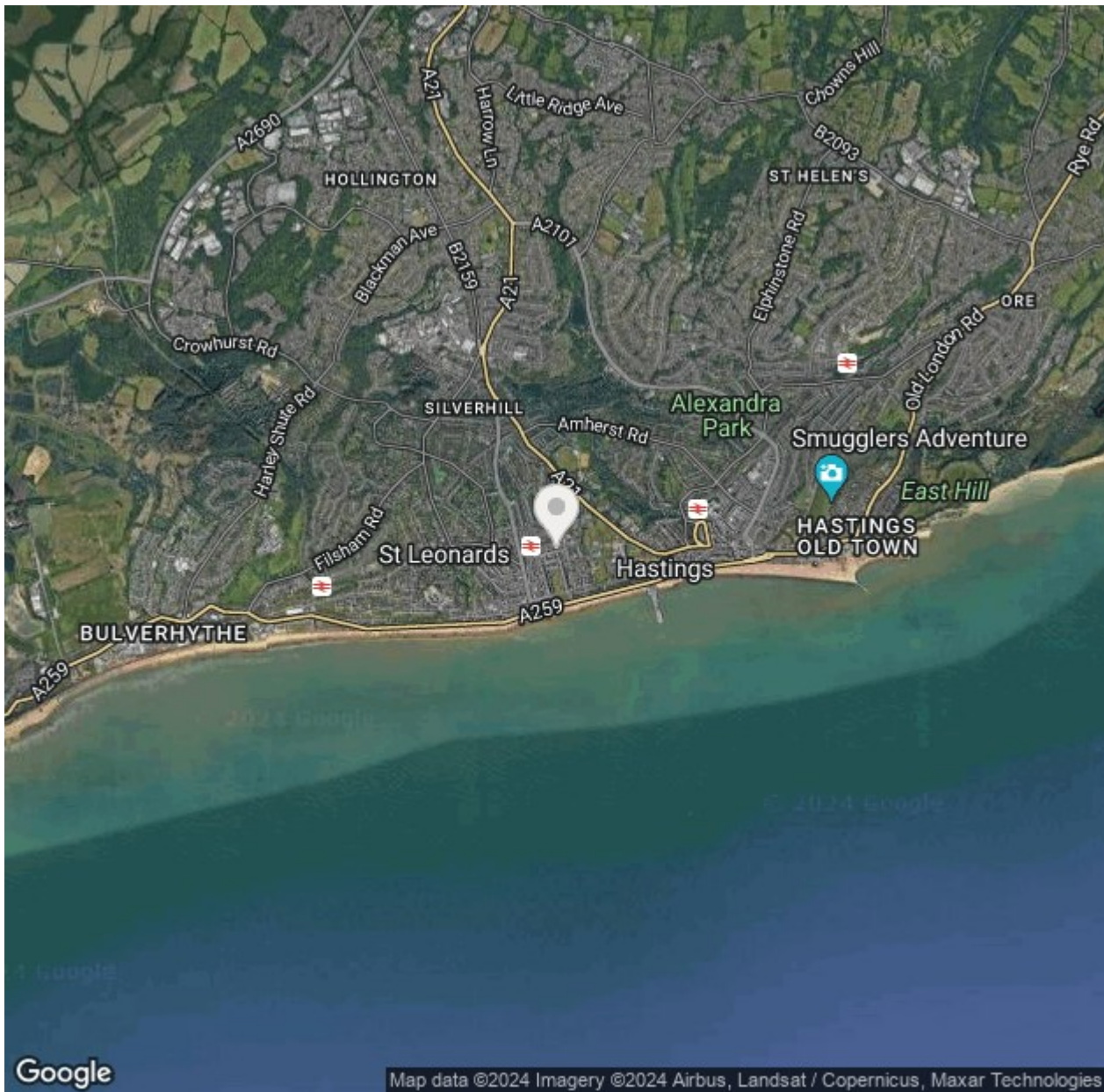
45.55 ft<sup>2</sup>

4.23 m<sup>2</sup>

(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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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WILSON**

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