

RUSH
WITT &
WILSON



RUSH
WITT &

29 Truman Drive, St. Leonards-On-Sea, East Sussex TN37 7TH
Guide Price £550,000

*****Guide Price £525,000 - £550,000***** Rush Witt & Wilson welcome to the market this **EXECUTIVE STYLE SIX BEDROOM DETACHED** residence in the sought after High Beech estate of St Leonards. This residence stands as a testament to eco-conscious living, complimented by solar panels, electric car charging point and an air source heat pump and water tank. These features not only reduce the environmental footprint but also enhance the property's energy efficiency, meaning you'll benefit from both a sustainable and cost-effective lifestyle as the property is no longer connected to gas. This distinguished home showcases luxury, functionality and environmental responsibility. The heart of this home lies in the recently renovated kitchen and dining area, which has been completed to a high standard. This space seamlessly blends modernity with comfort, offering an ideal setting for culinary pursuits and gatherings and the house itself is amongst three floors. The large main bedroom is a sanctuary, featuring its own expansive en-suite. Complimenting this, a thoughtfully designed family shower room caters to everyone at home. The property presents a dedicated cinema room/double garage, promising hours of entertainment for family and friends. Outside, a double driveway provides ample parking, while the garden unfolds in with a decked area and is complimented by a raised area laid to lawn, perfect for the summer! To elevate the outdoor experience, a hot tub awaits. To truly appreciate the size and offering of this **IDYLLIC FAMILY HOME**, we encourage you to view this home to truly appreciate what this home has to offer. **Can be SOLD CHAIN FREE.**





RUSH
WITT &
WILSON



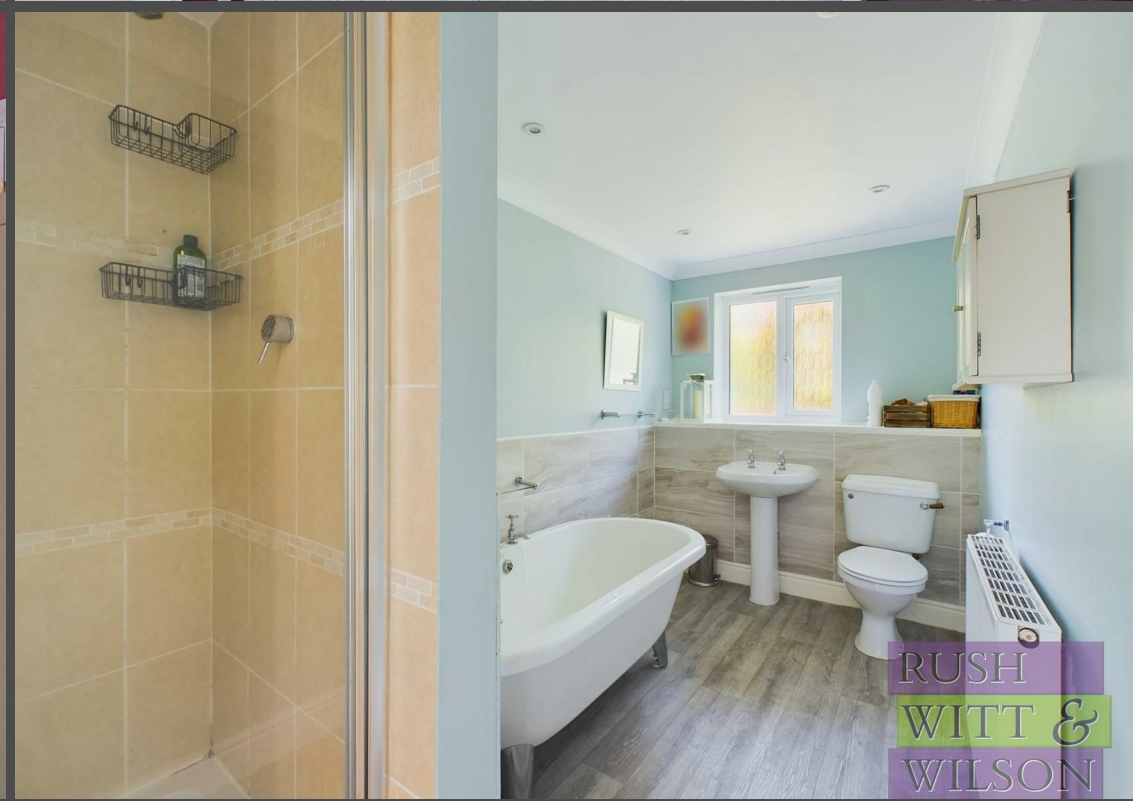
RUSH
WITT &
WILSON

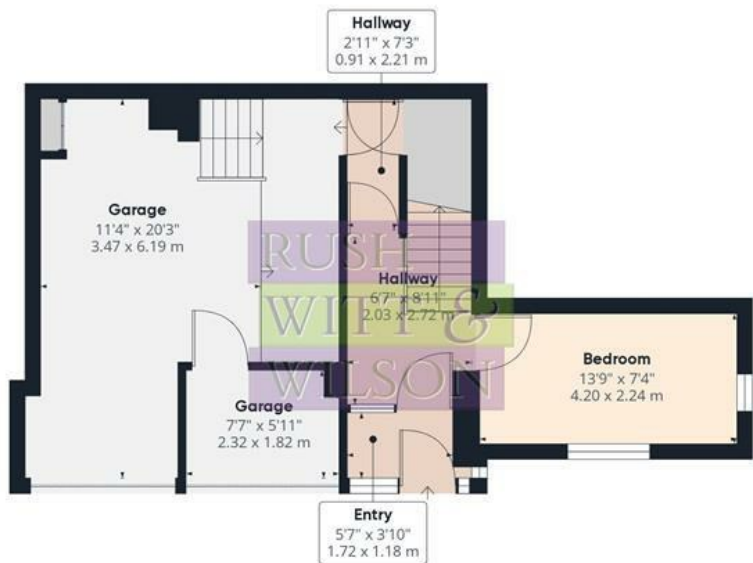


RUSH
WITT &
WILSON



RUSH
WITT &
WILSON





Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

2191.59 ft²

203.61 m²

Reduced headroom

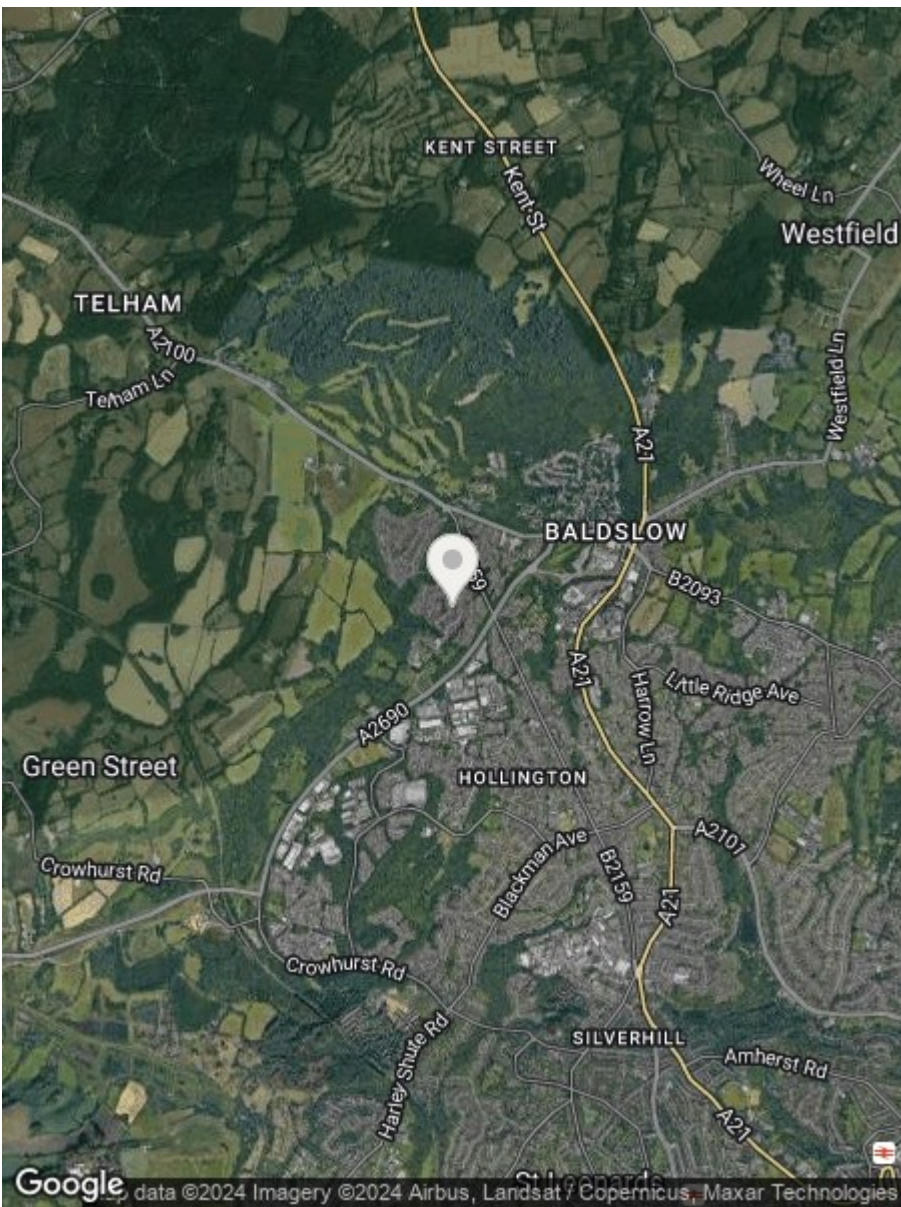
11.9 ft²

1.11 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.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

**RUSH
WITT &
WILSON**

**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**