

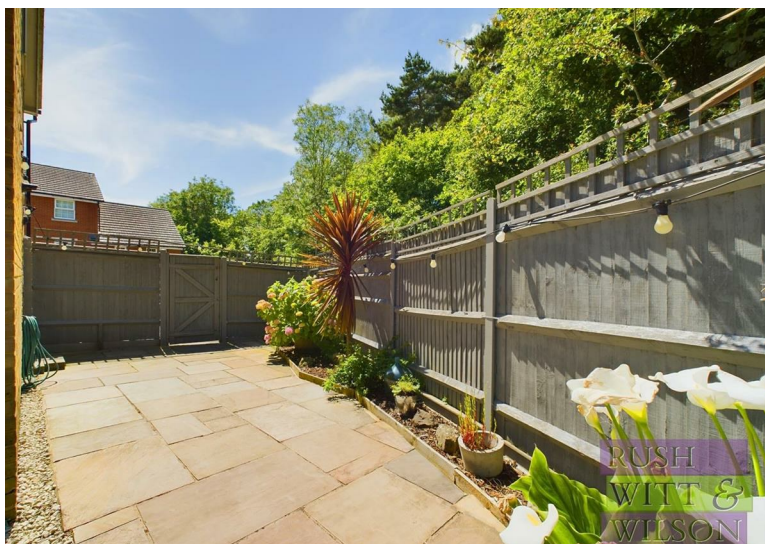
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**40 Celandine Drive, St. Leonards-On-Sea, East Sussex TN38 0GB**  
**Offers In Excess Of £450,000**

Rush Witt & Wilson are thrilled to present this charming, modern detached family home, nestled in a quiet cul-de-sac. This attractive four bedroom property features a larger than average tandem garage and two driveways, offering ample off-road parking for multiple vehicles. The well-proportioned and well-appointed living space is spread over two floors. The ground floor boasts a spacious entrance hall, a cosy lounge, a separate dining room, a kitchen with an adjoining utility room, a downstairs WC, and a versatile study or fifth bedroom. Proceeding to the upper floor, the landing leads to two double bedrooms with en-suite bathrooms and built-in wardrobes, two additional double bedrooms (one also with built-in wardrobes), and the main family bathroom. A standout feature of this family home is the low-maintenance garden, adorned with Indian sandstone and thoughtfully planted borders, complemented by a powered summer house. Ideally situated near Ponds Wood, a haven for wildlife and a perfect spot for dog walking, this home is also conveniently close to popular schools and local amenities. Viewing is essential to truly appreciate the space and location of this modern detached family home.





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**Floor 0**

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

1394.57 ft<sup>2</sup>

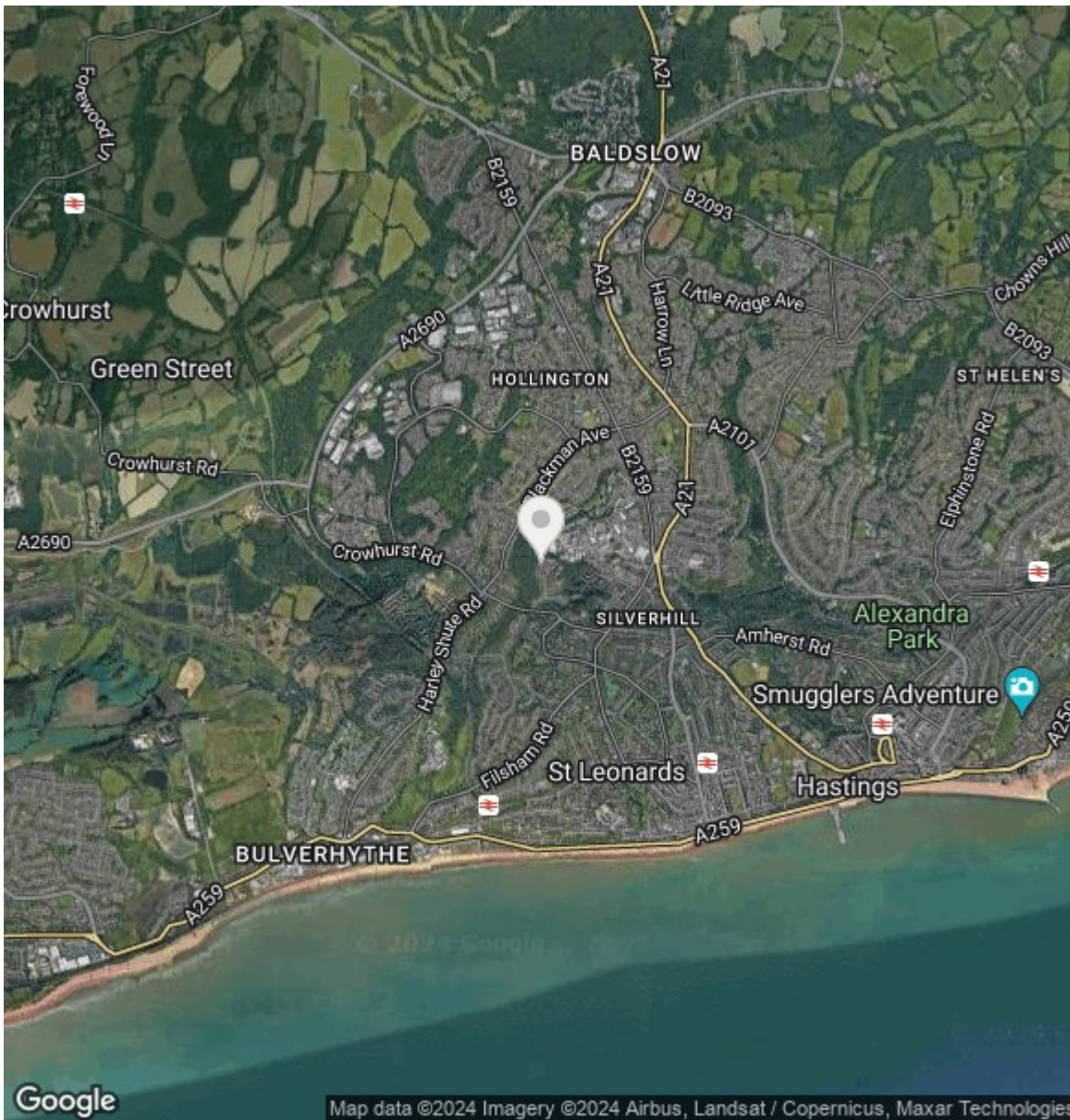
129.56 m<sup>2</sup>



**Floor 1**

(1) Excluding balconies and terraces

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) A		84
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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**