

**RUSH  
WITT &  
WILSON**



**RUSH  
WITT &**

**11 The Green, St. Leonards-On-Sea, TN38 0SU**  
**Guide Price £950,000 - £975,000**

**\*\*\*GUIDE PRICE £950,000 - £975,000\*\*\*** Welcome to this stunning detached house built in 1925 located in the picturesque area of The Green, St. Leonards-On-Sea. This perfect location benefits from being within a short stroll to local bus routes, mainline railway connection found either at Warrior Square or St Leonards station, you will find local cafes and restaurants all close to your home. This property boasts five spacious bedrooms, perfect for a growing family or those who love to host guests on visits to the seaside. The addition of a study provides a quiet space for work or hobbies, ensuring a perfect work-life balance. There are two bathrooms with two separate cloakrooms, a modern fitted kitchen with a utility room. As you step inside, you are greeted by three elegant reception rooms, ideal for entertaining or simply relaxing with loved ones. One of the highlights of this property is the large mature garden that surround the house, providing a tranquil escape from the hustle and bustle of everyday life. Imagine enjoying a cup of tea in the morning or hosting a barbecue in the evenings in this beautiful outdoor space. To the front entrance you enjoy a large driveway offering multiple parking spaces, which ensures convenience for you and your visitors. To the side of the property there is a further driveway that leads to the detached garage. Don't miss the opportunity to make this house your home and create lasting memories in this charming property in St. Leonards-On-Sea.









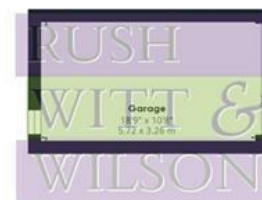
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



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

2945.56 ft<sup>2</sup>

273.65 m<sup>2</sup>

Reduced headroom

253.07 ft<sup>2</sup>

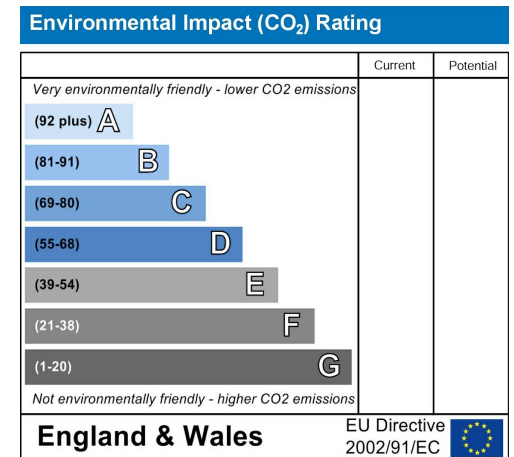
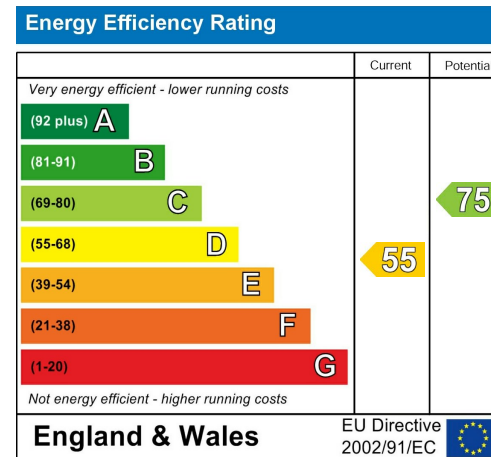
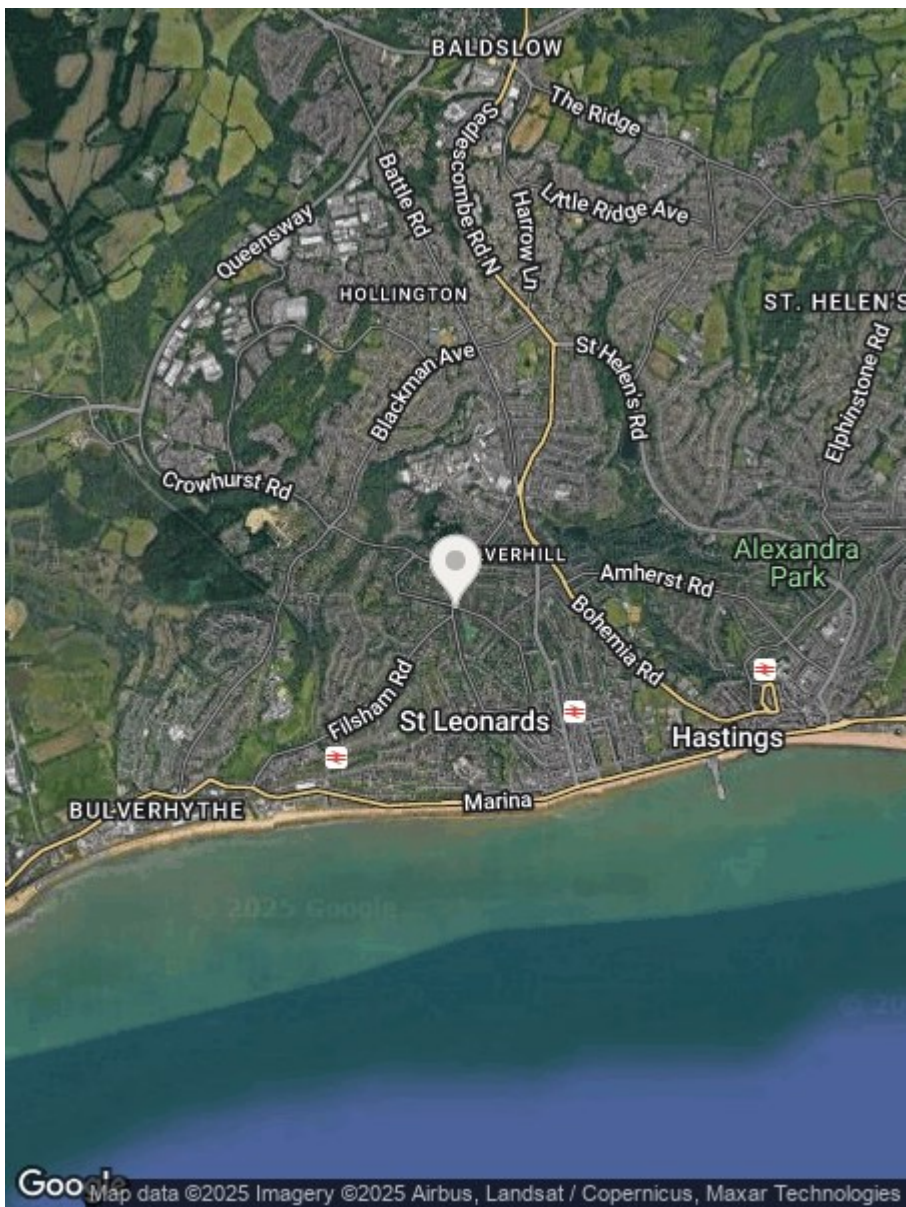
23.51 m<sup>2</sup>

(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.

GIRAFFE 360



**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**