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FOR SALE  
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19 Stonebeach Rise, St. Leonards-On-Sea, TN38 8EN  
£550,000

Nestled in the charming Stonebeach Rise of St. Leonards-On-Sea, this delightful three-storey house is a true gem waiting to be discovered. Boasting modern comforts such as gas fired central heating and double glazing, this property offers a lifestyle of convenience and luxury. As you step inside, you are greeted by a spacious entrance hall that leads to a dual aspect living room with a balcony, providing picturesque views that are simply delightful. Imagine sipping your morning coffee while soaking in the tranquil surroundings. The ground floor also features an en suite bedroom, perfect for guests or family members seeking privacy and comfort. Venture to the first floor where you will find three more bedrooms, one of which is en suite, along with a main family bathroom. The lower floor is a hub of activity, with an impressive open plan kitchen-breakfast room, a formal dining room, an additional bedroom or office, and a convenient shower room. This layout offers versatility and space for all your needs. Outside, the property impresses with a driveway offering off-road parking for multiple vehicles and access to a detached double garage, providing ample storage space. The beautifully landscaped private garden is a true oasis, featuring a terraced wooden decked patio for outdoor relaxation and entertainment. The garden extends to a lush lawn area adorned with mature shrubs, plants, and trees, creating a serene and inviting atmosphere. Location - located on this incredibly sought-after road on the outskirts of St Leonards. Located within easy reach of the nearby towns of Battle & Bexhill and a number of popular schooling establishment and at Battle Station you can connect to London Bridge within 1 hour 20 minutes. Early viewings come highly recommended with the vendors sole agents.





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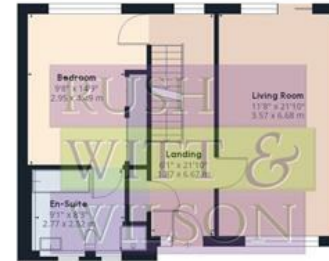


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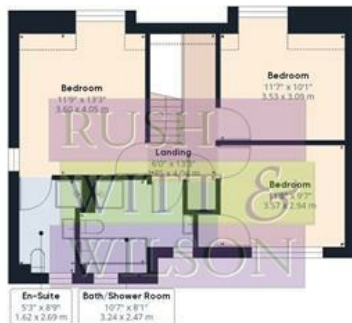




**Floor 0** Building 1



**Floor 1** Building 1



**Floor 2** Building 1



**Floor 0** Building 2

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

2242.45 ft<sup>2</sup>

208.33 m<sup>2</sup>

**Balconies and terraces**

368.77 ft<sup>2</sup>

34.26 m<sup>2</sup>

**Reduced headroom**

39.4 ft<sup>2</sup>

3.66 m<sup>2</sup>

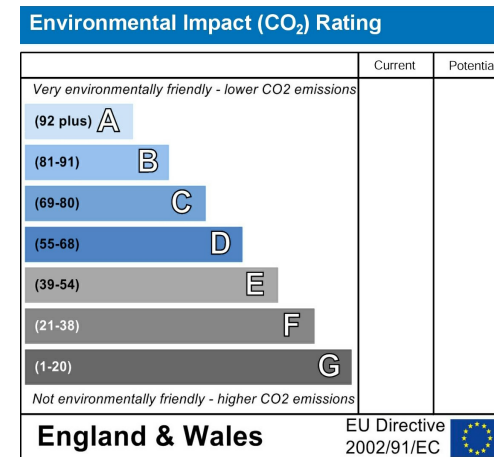
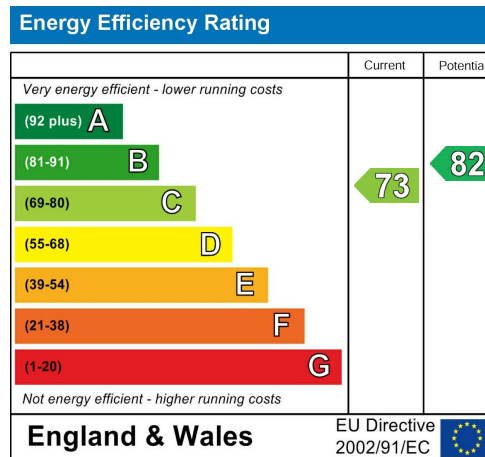
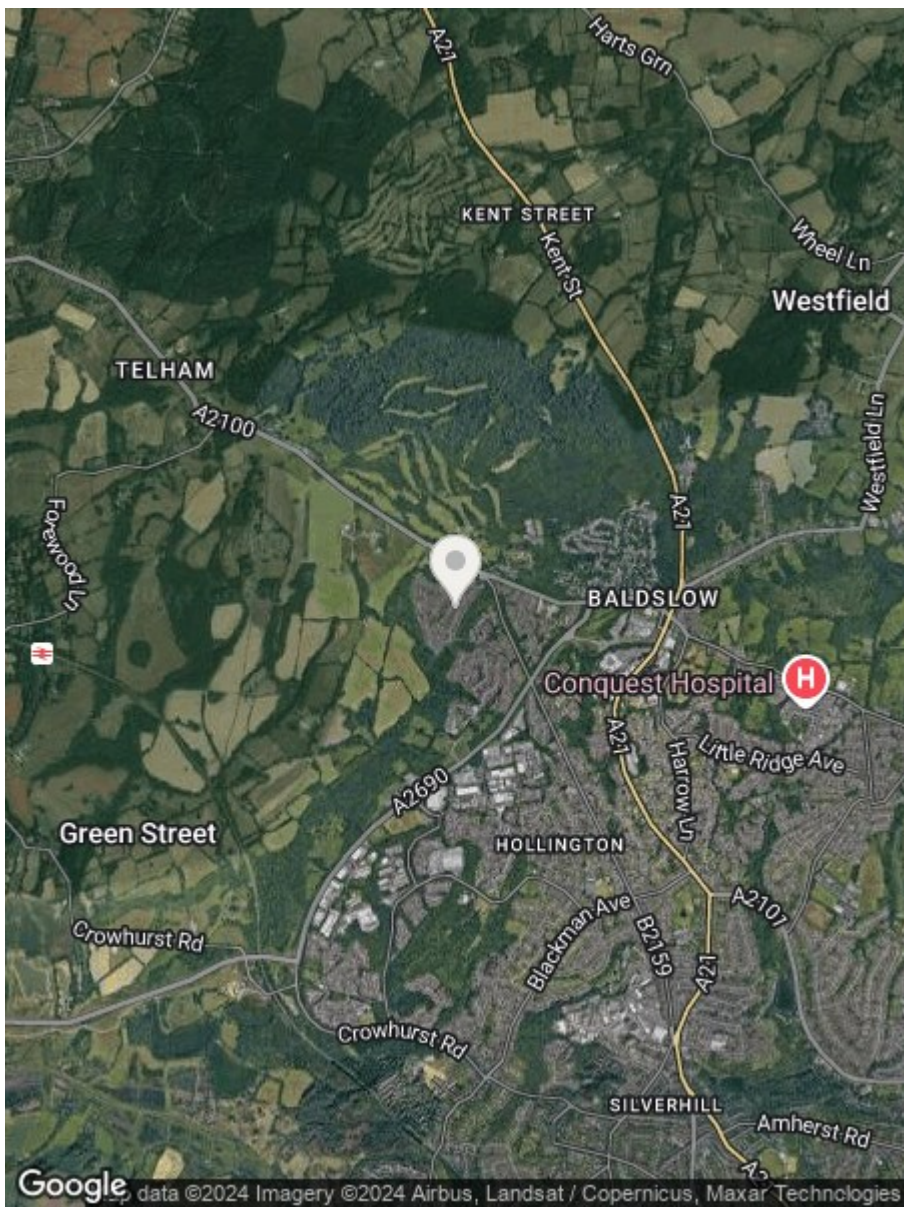
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



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