

**RUSH
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WILSON**



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2a Fern Road, St. Leonards-On-Sea, TN38 0UH
Offers In Excess Of £450,000

Discover luxury and family living in this stunning **FIVE BEDROOM** home, nestled within a prestigious development in West St. Leonards. This exceptional residence boasts a 7-year structural warranty and offers unparalleled convenience with its close proximity to top local schools, shops, and transport links. Spanning **FOUR EXPANSIVE FLOORS**, this home provides a versatile layout tailored for modern living, beginning with a welcoming entrance hall, a spacious double bedroom/office set up, and a contemporary shower room on the ground floor. On the first floor, the heart of the home unfolds with a newly fitted, luxury kitchen that seamlessly connects to the open-plan living and dining area which comes fully equipped with fitted appliances. Two sets of double doors open onto a beautifully landscaped rear garden—ideal for entertaining or quiet family moments. The second floor hosts three generous bedrooms, all serviced by a stylish family bathroom. At the very top, the main bedroom offers a private retreat with an en-suite shower room and ample built-in storage room. Outside, the landscaped rear garden features level tiers, creating a perfect outdoor oasis and also a patio area ideal for family gatherings. The benefit to this property being on the end has the useful addition of side access to easily reach the garden from the front of the house. With a private garage and off-road parking, this home is designed to accommodate every need of family life with comfort and ease.



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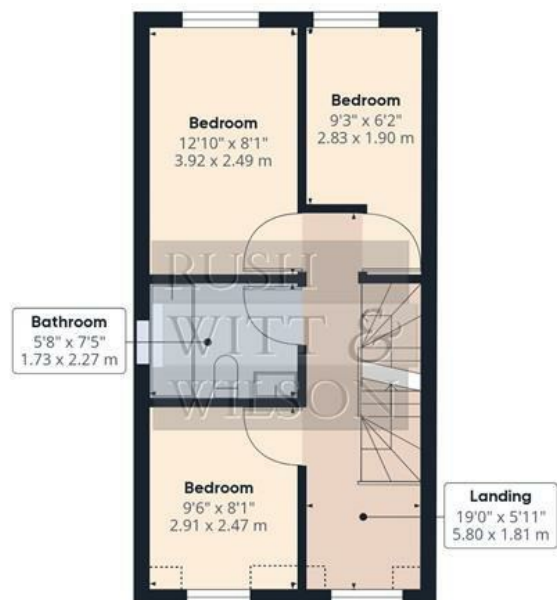




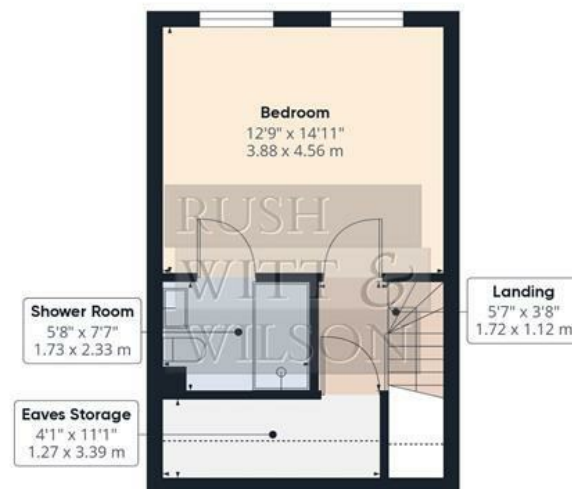
Floor 0



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

1620.4 ft²

150.54 m²

Reduced headroom

26.7 ft²

2.48 m²

(1) Excluding balconies and terraces

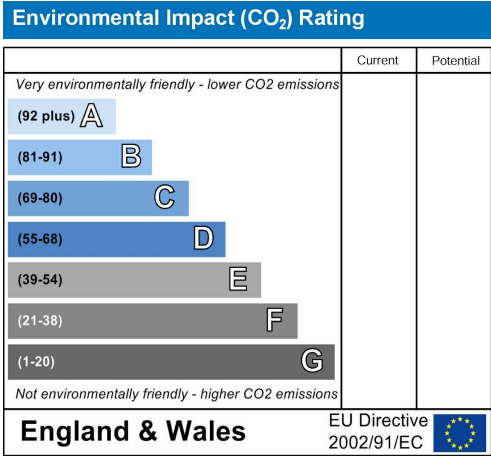
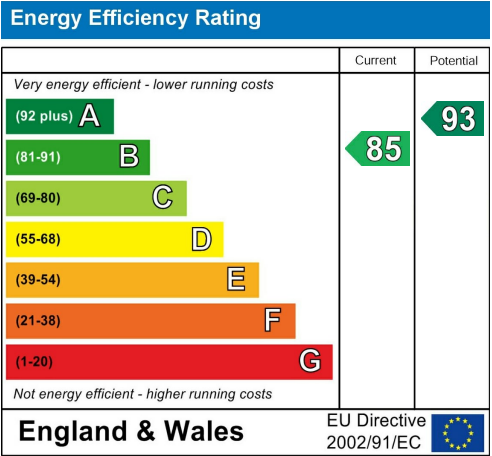
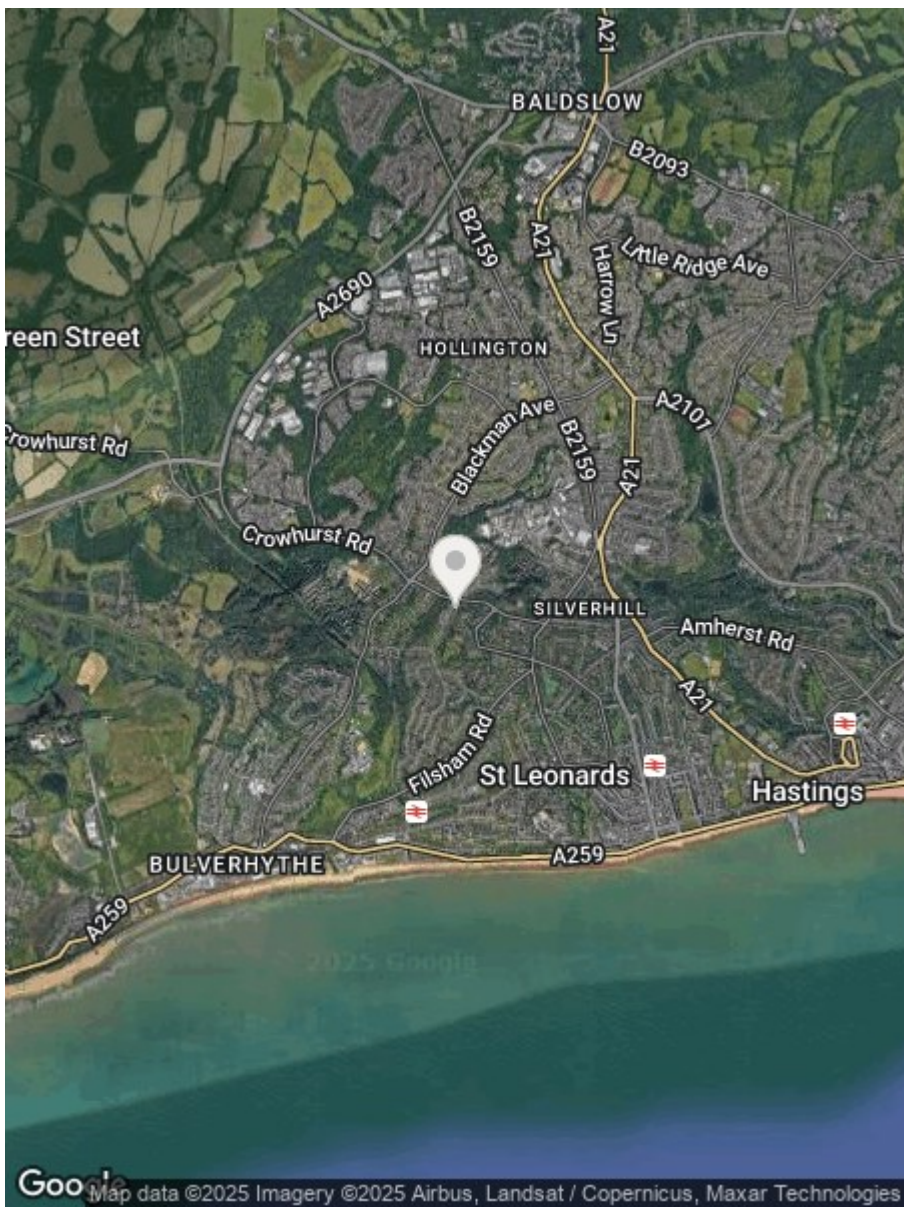
Reduced headroom

..... 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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