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**7 Mare Bay Close, St. Leonards-On-Sea, East Sussex TN38 8EQ**  
**Guide Price £400,000 - £425,000**



**\*\* GUIDE PRICE £400,000 - £425,000\*\*** This fantastic modern detached house boasts a south facing rear garden and views to the sea from its extremely sought after location at the fringe of St Leonards. The property has been subject to renovation by the current owners and is offered for sale with a stylish finish and a social layout that is in such high demand. In principle the accommodation deceptively offers entrance hall, cloakroom/wc, and a redesigned ground floor layout boasting a living room, open plan modern kitchen/diner enjoying views and affording access onto a large terrace and internal entrance to a useful reception room that would make an ideal home office or optional 4th bedroom. To the first floor the bedroom layout has been altered to offer three equally well appointed bedrooms, the principal bedroom offers en-suite and more elevated views over the town towards the sea which is a particular feature and in addition to the first floor a modern style family bathroom/wc Externally ample parking is found to the front of a garage which is used as storage space to the front with the rear portion having been incorporated into the property. The garden to the rear offers a fantastic south facing aspect with a large sun terrace and steps leading down to a lower lawn. The property offers double glazing, gas central heating and would offer any buyer a convenient move to a light, bright, well-appointed and presented home that is located within a popular modern residential position favoured for useful road links connecting St Leonards and Hastings with its range of shops, train stations and seafront with the market town of Battle found close by. Early viewings are strongly encouraged.















Floor 0



Floor 1



Floor 2



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

1120.96 ft<sup>2</sup>

104.14 m<sup>2</sup>

**Reduced headroom**

184.18 ft<sup>2</sup>

17.11 m<sup>2</sup>

(1) Excluding balconies and terraces

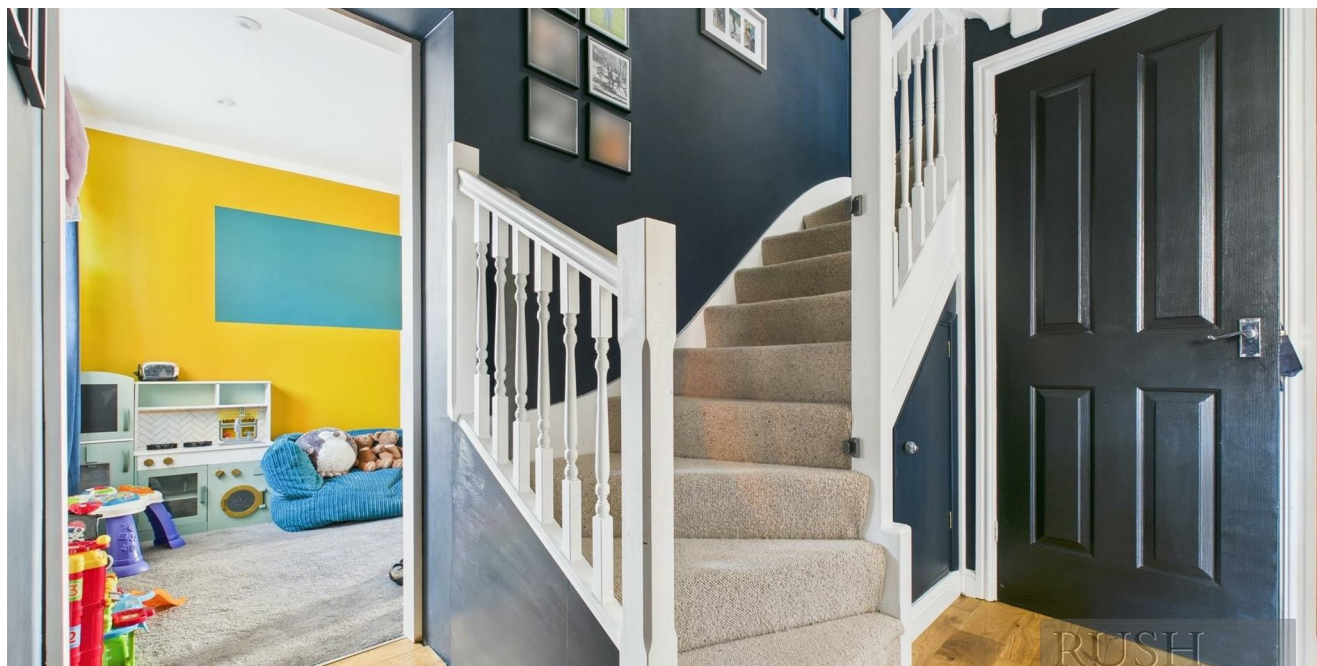
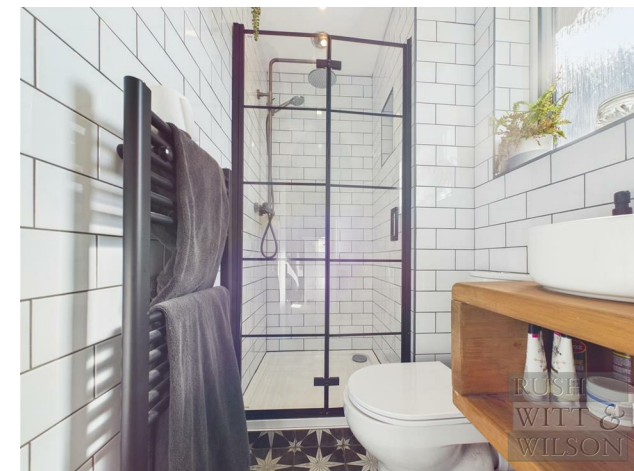
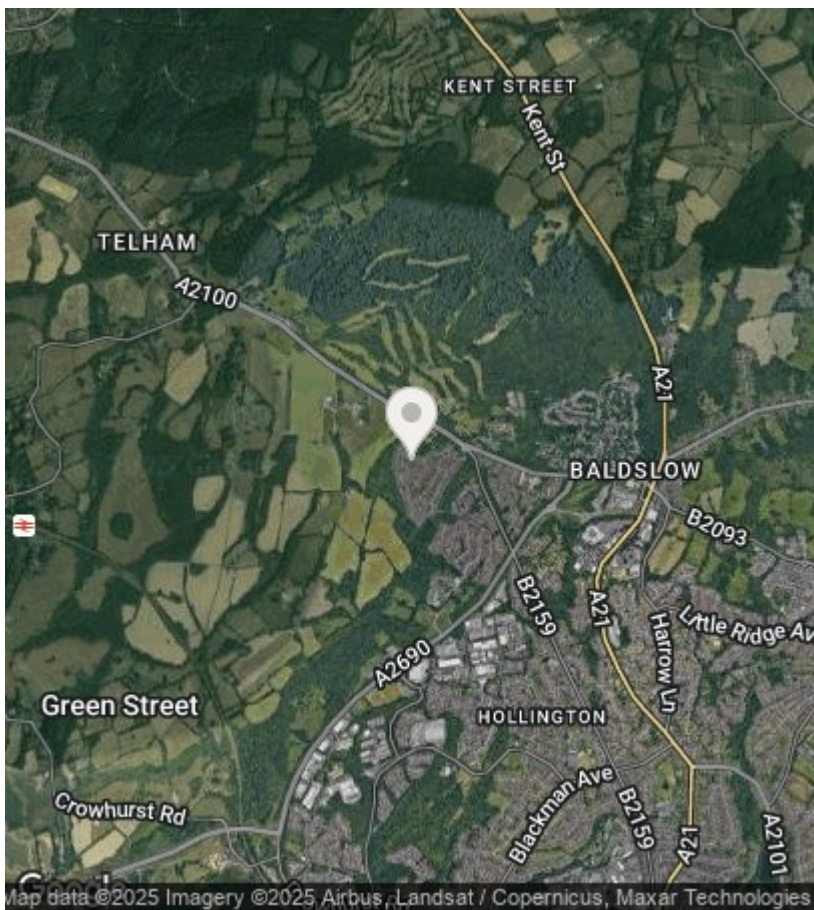
Reduced headroom

..... 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>72</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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