

**RUSH  
WITT &  
WILSON**



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**18 The Suttons, St. Leonards-On-Sea, TN38 9RA**  
**£490,000**



Tucked away in a peaceful residential cul-de-sac and set against a beautiful woodland backdrop, this generously proportioned 4/5 bedroom detached house offers space, flexibility, and privacy, making it the ideal home for growing families or those seeking room to adapt. Occupying a substantial plot, the property presents exciting potential for extension (subject to the necessary consents), with scope on three sides—a rare opportunity in such a well-established setting. The light-filled accommodation is thoughtfully arranged to suit a variety of lifestyles and comprises: Four first-floor bedrooms, including a generous master with en-suite shower room, a family bathroom, spacious entrance lobby, dual aspect sitting room optional fifth bedroom, conservatory overlooking the garden, well-appointed kitchen and utility room. Externally, the home boasts a well-maintained front garden with a sweeping driveway offering ample parking, leading to a detached double garage with power and lighting. The rear garden enjoys a sunny aspect and features a large patio, expansive lawn, established hedging for privacy, a workshop, greenhouse, BBQ, and a charming garden pond—creating a truly tranquil outdoor space. Further benefits include tasteful décor throughout, cavity wall and loft insulation, and a location just three miles from the coast, offering the perfect blend of countryside calm and coastal convenience.













Floor 0

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

1288 ft<sup>2</sup>

119.7 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



