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**28 Mare Bay Close, St. Leonards-On-Sea, East Sussex TN38 8EQ  
Offers In The Region Of £499,950 Freehold**



A beautifully extended and immaculately presented four/five-bedroom detached home, located in a peaceful cul-de-sac just moments from the historic town of Battle. Positioned just a 6-minute drive from Battle mainline station, with direct services to London, this impressive family residence offers an ideal blend of countryside tranquillity and everyday convenience. Set back with parking for three vehicles and a garage, the home enjoys a private rear garden that directly backs onto ancient woodland — a true natural haven filled with birdsong and seasonal colour, offering a stunning backdrop all year round. Internally, the property has been thoughtfully enhanced and extended, with a standout open plan living/dining/kitchen space at its heart. This light-filled room is perfect for modern family life and entertaining, featuring high-spec NEFF appliances, a sleek induction hob, USB stainless steel sockets, and luxury kitchen units finished with Silestone waterfall worktops. A log burner creates a cosy focal point, and the entire space is designed to flow effortlessly out into the rear garden. A separate utility room, downstairs WC, bedroom five/study. The garden itself has been beautifully landscaped to maximise enjoyment, with armoured lighting, step lights, and smart connectivity throughout. A tranquil water feature adds to the sense of calm, making it the perfect retreat for relaxing or entertaining under the canopy of the ancient woodland beyond. The versatile layout includes four bedrooms upstairs, with the fourth currently used as a dressing room. Downstairs, a study/snug or fifth bedroom offers further flexibility for home working or guests. Additional highlights include a modern condensing IDEAL boiler with tank (newly installed) double glazing, gas central heating, and high-quality finish throughout. This is a truly special home, offering space, style, and serenity in a fantastic location just minutes from Battle's shops, cafés, schools, and train links.









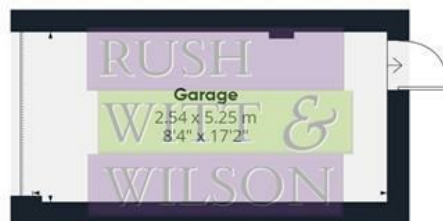




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

131.9 m<sup>2</sup>

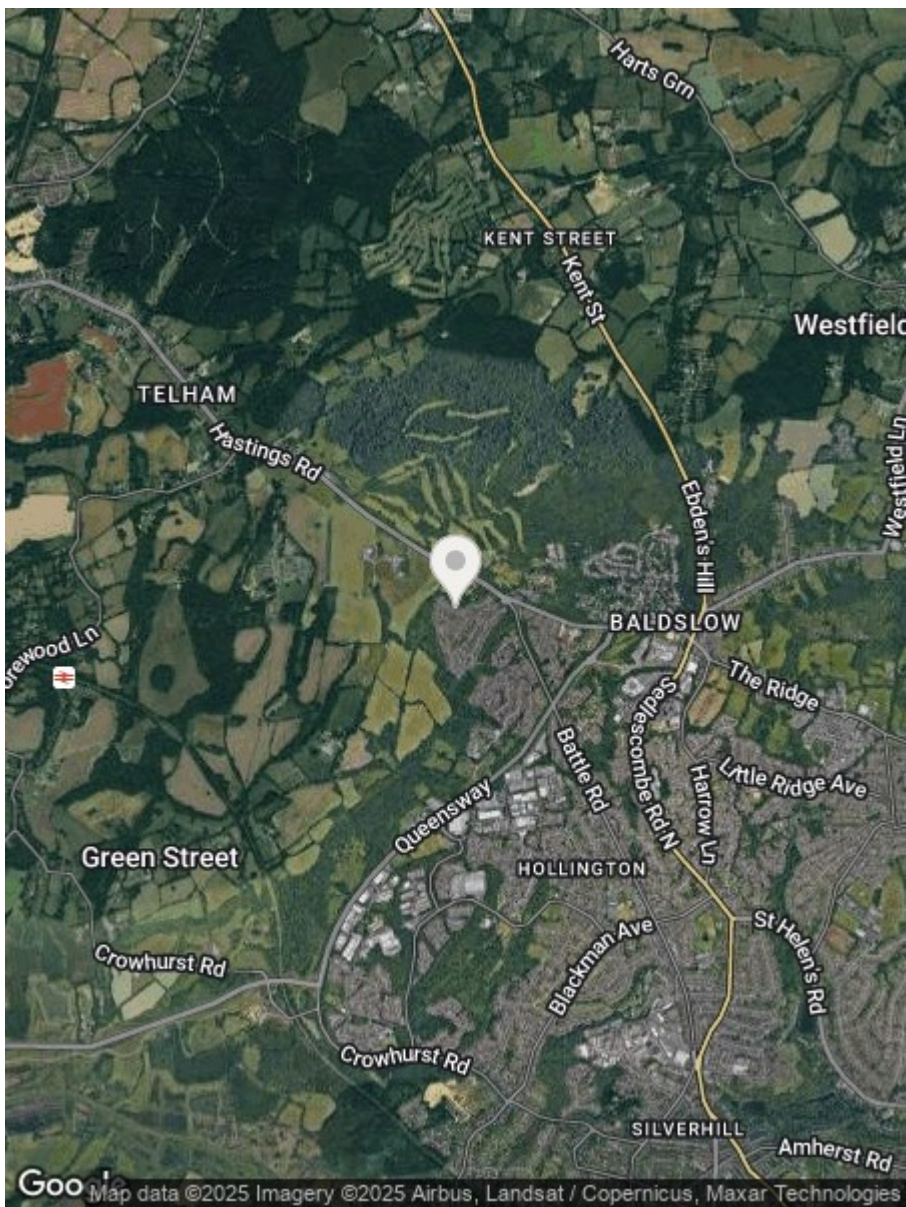
1420 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE 360**





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

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band –

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

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