

**RUSH
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WILSON**



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31 Mare Bay Close, St. Leonards-On-Sea, East Sussex TN38 8EQ
Offers In Excess Of £390,000 Freehold

Rush Witt & Wilson are proud to bring to the market this beautifully presented detached family home, located in a highly sought-after residential area within easy reach of both Battle and Hastings. Each town offers mainline railway stations, excellent local schooling, and a wide range of amenities, making this property ideally positioned for family living and commuting alike. The property has been extensively updated to a high standard throughout, with accommodation comprising a spacious open entrance hallway, a stylish downstairs W/C, and a generous living room leading into a conservatory extension. The highlight of the home is the impressive dual-aspect open-plan kitchen/breakfast room, recently fitted with a sleek gloss kitchen and a full range of high-specification integrated appliances. To the first floor, there are three well-proportioned bedrooms, including a master with en-suite, in addition to a modern family bathroom. Externally, the property boasts beautifully landscaped front and rear gardens. An Indian sandstone patio wraps elegantly from the front to the rear, leading to a tiered garden with a sun deck – the perfect space for entertaining while enjoying far-reaching townscape views. A detached garage and off-road parking for two vehicles further enhance this desirable home. We strongly recommend an internal inspection to fully appreciate the exceptional standard of presentation and quality of fixtures and fittings on offer.







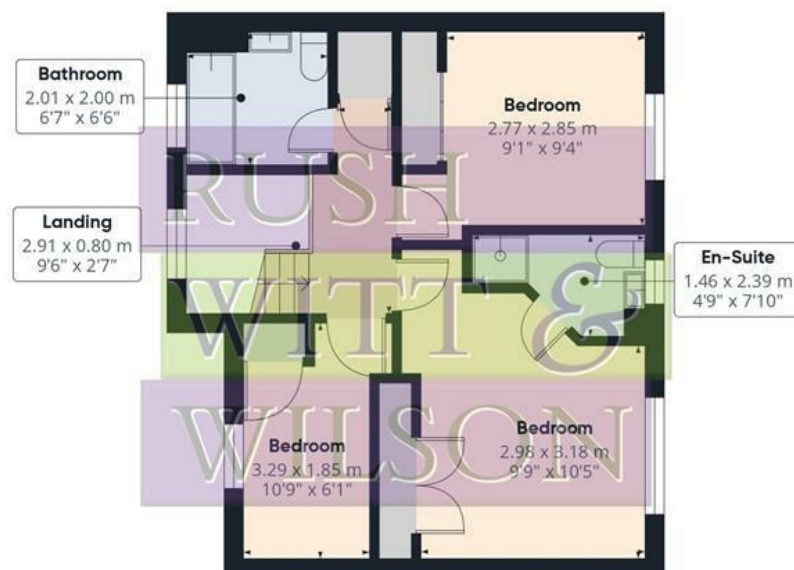


Floor 0

Approximate total area⁽¹⁾

95.8 m²

1031 ft²

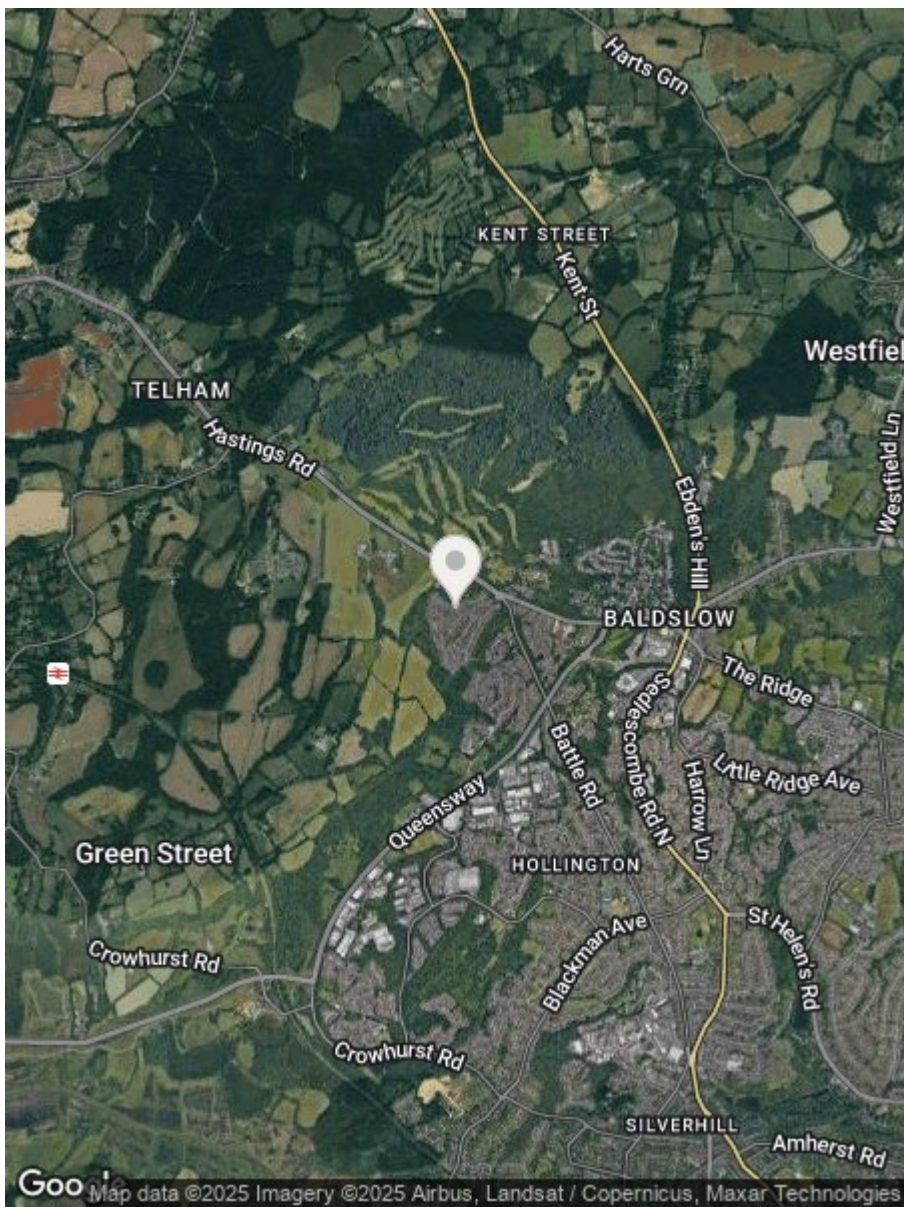


Floor 1

(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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 – D

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.

**RUSH
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WILSON**

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