

**RUSH  
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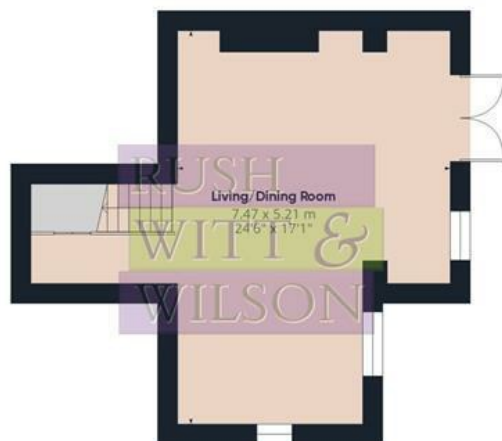
**7 Fairfax Avenue, St. Leonards-On-Sea, East Sussex TN37 7TD**  
**Offers In Excess Of £490,000 - £550,000 Freehold**

**Rush Witt & Wilson are delighted to present to the market this deceptively spacious and highly versatile detached home, set in a sought-after position conveniently located between the historic market town of Battle and Hastings town centre. The beautifully presented accommodation is arranged over three floors and features a welcoming covered entrance, entrance hall, cloakroom/wc, a well-appointed kitchen/breakfast room, formal dining room with far-reaching views and access to an elevated balcony, along with a study or optional additional bedroom. On the garden level you will find a generous reception room with direct access to the rear garden, while the first floor offers a superb main bedroom complete with en-suite bathroom and walk-in wardrobe, three further double bedrooms, a utility room, and a family bathroom/wc. Externally, the property benefits from a spacious driveway providing ample off-road parking, a double garage, and a level rear garden, all complemented by far-reaching views to the rear elevation. Early viewings are highly recommended via the vendors' appointed sole agents, Rush Witt & Wilson.**









Floor 0



Floor 1



Floor 2

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

184.7 m<sup>2</sup>

1987 ft<sup>2</sup>

Balconies and terraces

8.8 m<sup>2</sup>

95 ft<sup>2</sup>

Reduced headroom

2.4 m<sup>2</sup>

26 ft<sup>2</sup>

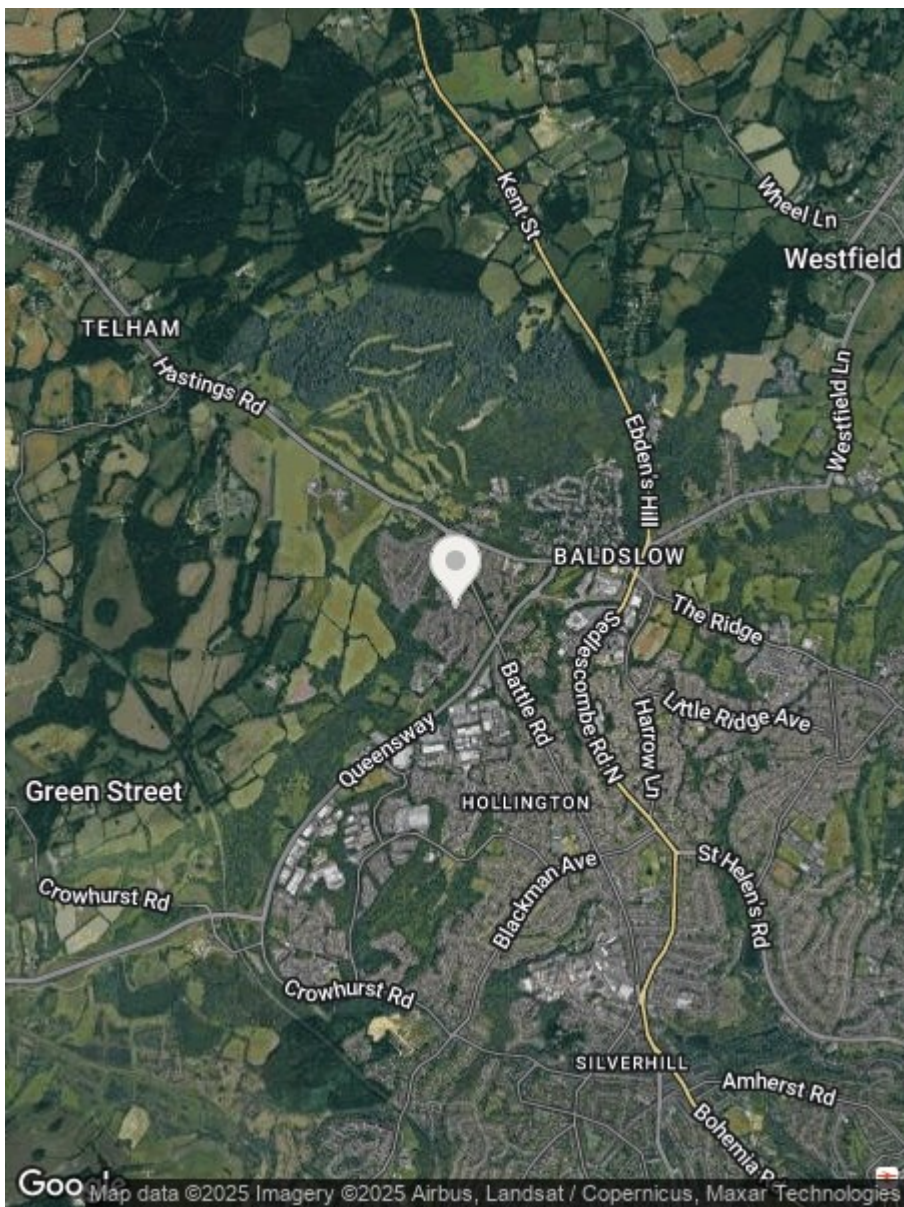
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360



| 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 |         |                         |
|                                             | 70      | 79                      |
| 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 – F

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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