

**RUSH
WITT &
WILSON**



RUSH
WITT &

**48 Beachy Head View, St. Leonards-On-Sea, East Sussex TN38 8EW
£465,000 Freehold**

Welcome to Beachy Head View, where generous space, natural beauty, and modern convenience come together. Offering around 1,700 sq. ft. of versatile accommodation, this home provides exceptional value for its size, with room for all the family across three thoughtfully designed floors. Step inside and discover a layout that adapts to your lifestyle. The lower ground floor is the heart of the home, with a spacious open-plan kitchen/dining/living area that flows seamlessly to the rear garden. Here, French doors frame views across surrounding woodland, giving an almost countryside feel, while filling the space with natural light – perfect for relaxed family evenings or entertaining with friends. On the hall floor, flexibility is key. A living room with Juliet balcony overlooks the garden and can double as an additional bedroom if needed. There's also a study for working from home, a shower room, and handy access to the integral garage. The top floor provides three well-appointed bedrooms, including the main suite with its own dressing area and en-suite, creating a private retreat at the end of the day and also a separate family bathroom. Outside, the home offers great kerb appeal with off-road parking and an integral garage to the front. The rear garden is designed for ease of living, with a raised decked area that's the perfect spot to watch the sunset after a woodland walk. The lifestyle here is second to none. Enjoy scenic woodland trails right on your doorstep, recharge at the nearby Bannatyne Health Club and Spa, or take advantage of excellent transport links. The mainline station in the historic market town of Battle is just a short drive away, offering direct connections to London – ideal for commuters who want to come home to peace, space, and fresh coastal air. This is more than just a home; it's a chance to enjoy the very best of coastal, country, and commuter living all in one.

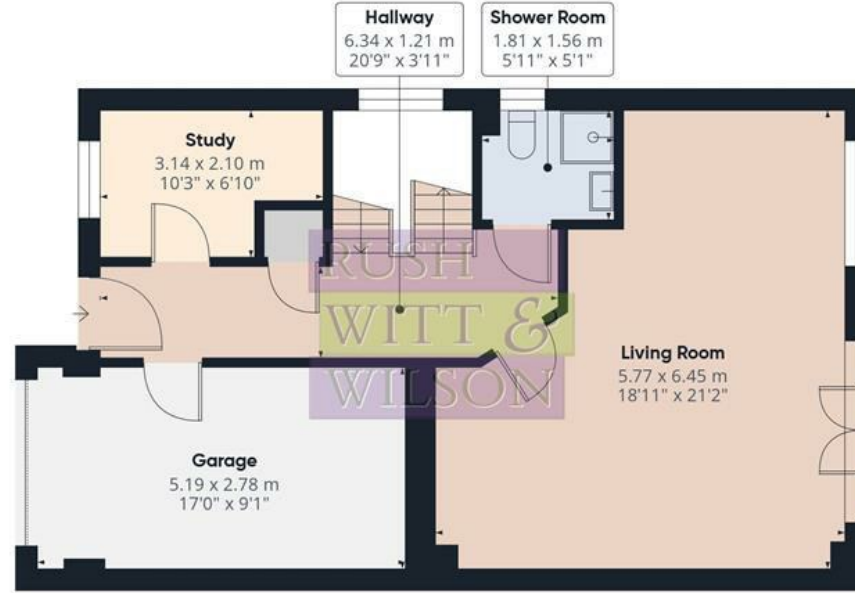








Floor 0



Floor 1



Floor 2

**RUSH
WITT &
WILSON**

Approximate total area⁽¹⁾

159.8 m²

1721 ft²

Reduced headroom

1.2 m²

13 ft²

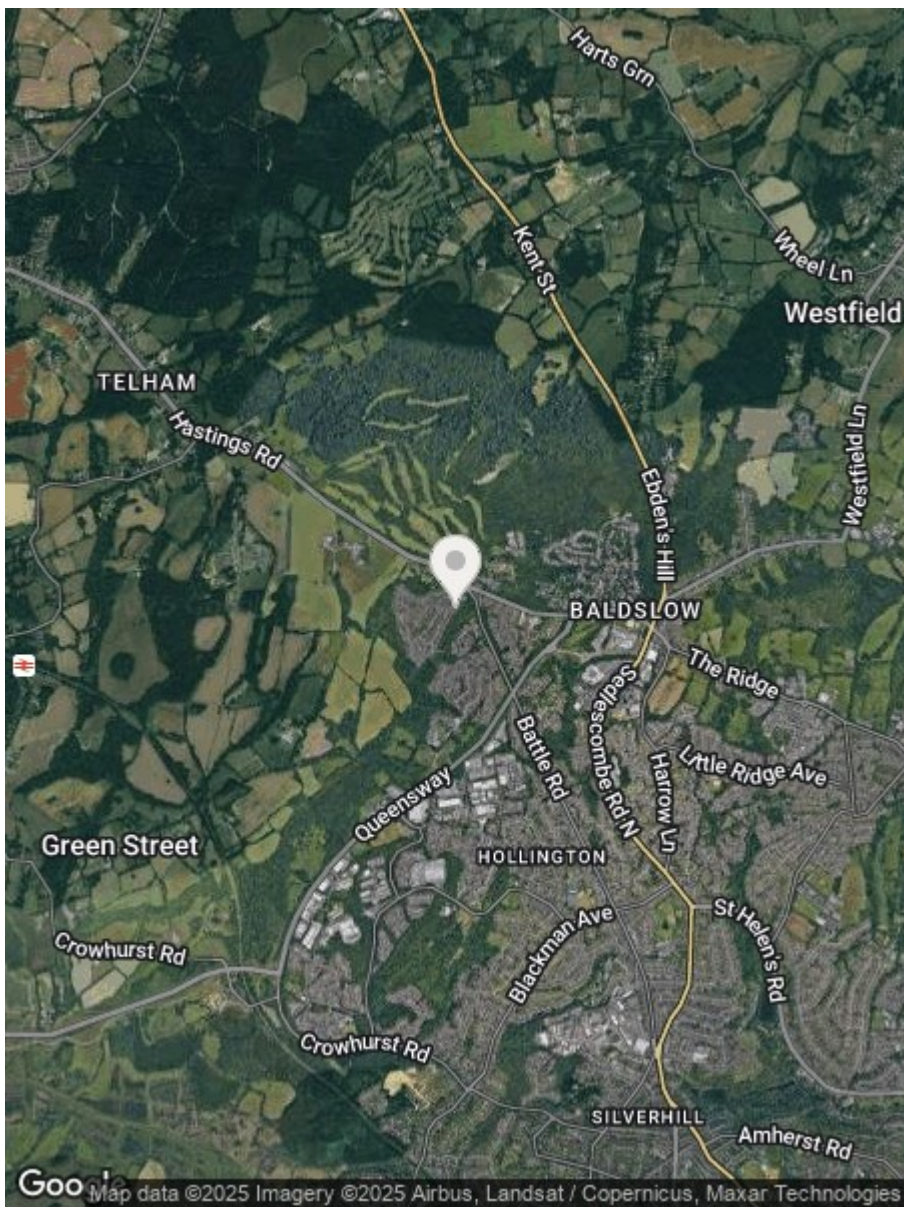
(1) Excluding balconies and terraces

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		
	76	82
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 – E

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
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk**