

**RUSH
WITT &
WILSON**



2 The Russets, St. Leonards-On-Sea, East Sussex TN37 7FA
Price Guide £675,000 - Freehold

*****GUIDE PRICE £675,000 - £695,000*****

An exciting opportunity has arisen to acquire this beautifully presented and substantially extended four/five bedroom detached family home, tucked away within an exclusive and peaceful development on the outskirts of St Leonards. This impressive property offers deceptively spacious accommodation, thoughtfully designed for modern open-plan living. The heart of the home is the stunning lounge/kitchen/dining/family room, complete with sky lantern and bi-folding doors opening directly onto the garden. Additional ground floor features include a 16ft utility room, a versatile fifth bedroom/study/playroom, and a downstairs cloakroom/wc. The first floor hosts four generous double bedrooms and three bathrooms. The master suite enjoys its own luxury en suite and walk-in wardrobe, providing a true retreat. Externally, the property benefits from a private and enclosed rear garden, ideal for family life and entertaining, while to the front there is a driveway offering off-road parking leading to a garage. Perfectly positioned within easy reach of the historic town of Battle with its highly regarded schools, as well as Hastings town centre, mainline railway station, seafront, and the A21 for convenient travel links, this is a superb location for both family and commuter living. Viewing is highly recommended for those seeking a substantial family home of excellent quality in a desirable and quiet cul-de-sac setting.









Floor 0



Floor 3

Approximate total area⁽¹⁾

250.3 m²

2693 ft²

Reduced headroom

0.3 m²

3 ft²

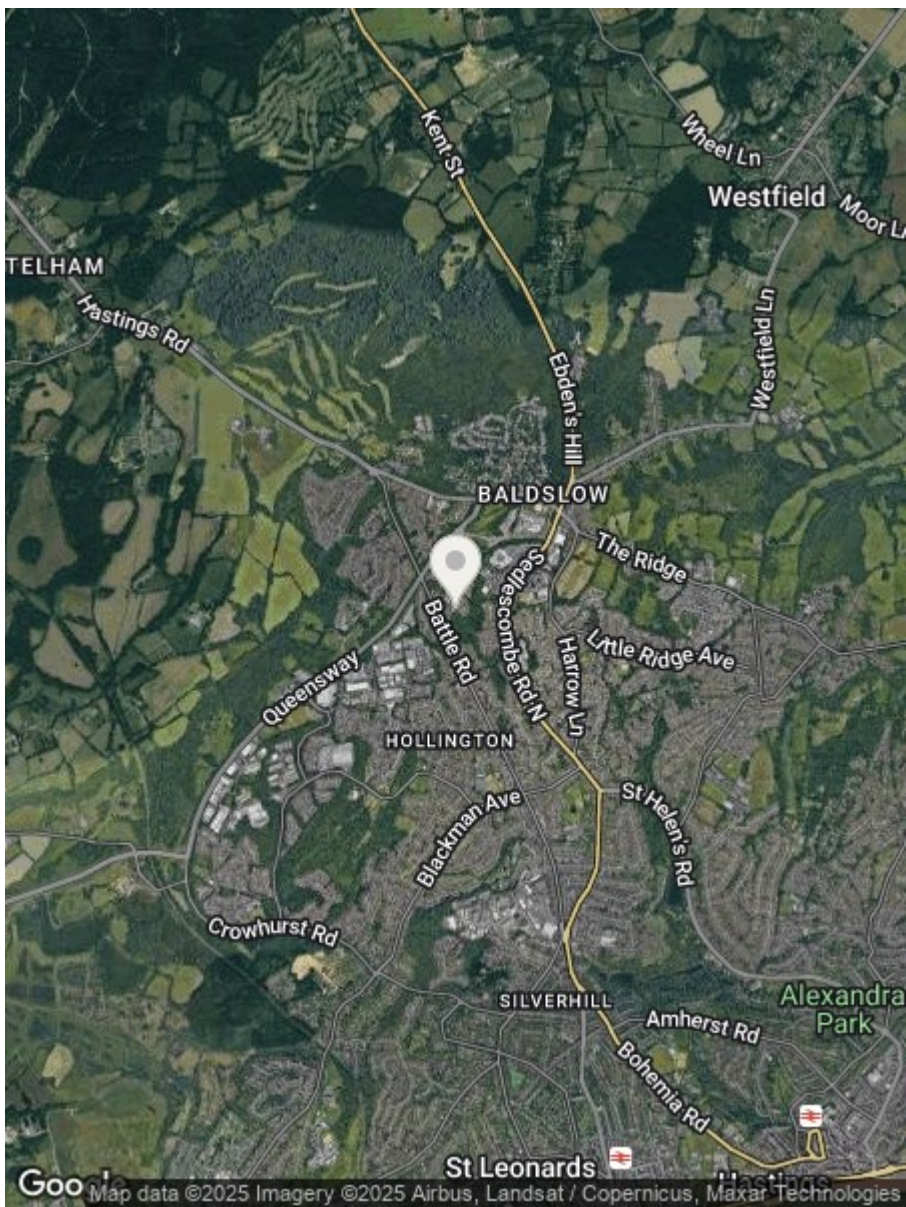
(1) Excluding balconies and terraces

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		
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 – 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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