

JOHN BRAY & SONS



3 The Russets

, St. Leonards-On-Sea, TN37 7FA

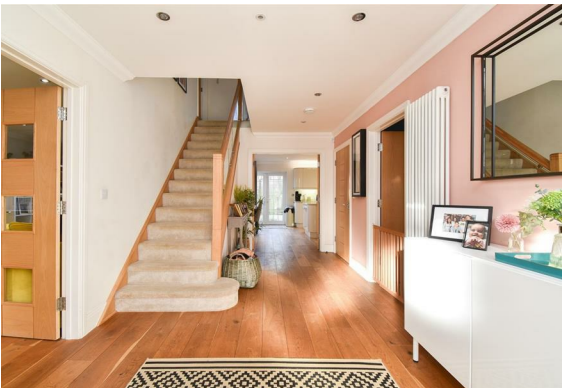
Offers In Excess Of £650,000



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The property: an executive modern four/five bedroom detached property with a detached double garage and parking space for three vehicles. The large entrance hall provides access to all ground floor rooms with stairs rising to the galleried landing with impressive vaulted ceilings on the first floor. There is a living room and large kitchen diner, this family home is presented to a high standard, spanning two generous storeys offering a versatile living space. The lounge is dual aspect from the front to the rear of the property providing double-door access out to the patio and also into the kitchen. There is a second reception room which would make the perfect home office or fifth bedroom. The kitchen diner is light and spacious, being the hub of the home, with room for a full dining table and featuring a breakfast island, granite worktops, a range of built in appliances, enjoying glazed double doors leading to the garden. There is also a utility room with access to the side garden and a handy downstairs cloakroom. The first floor is carpeted throughout all four double bedrooms, two of which provide en-suite shower rooms, while the spacious master bedroom benefits from built-in wardrobes. There is a further family bathroom with a modern freestanding bath. Externally the wrap around mature rear garden is the perfect spot for dining al-fresco with an area of patio, filled with trees and plants it offers the perfect escape with space to entertain. To the front of the property there is a driveway providing off road parking for three vehicles leading to the detached garage. There is also an additional



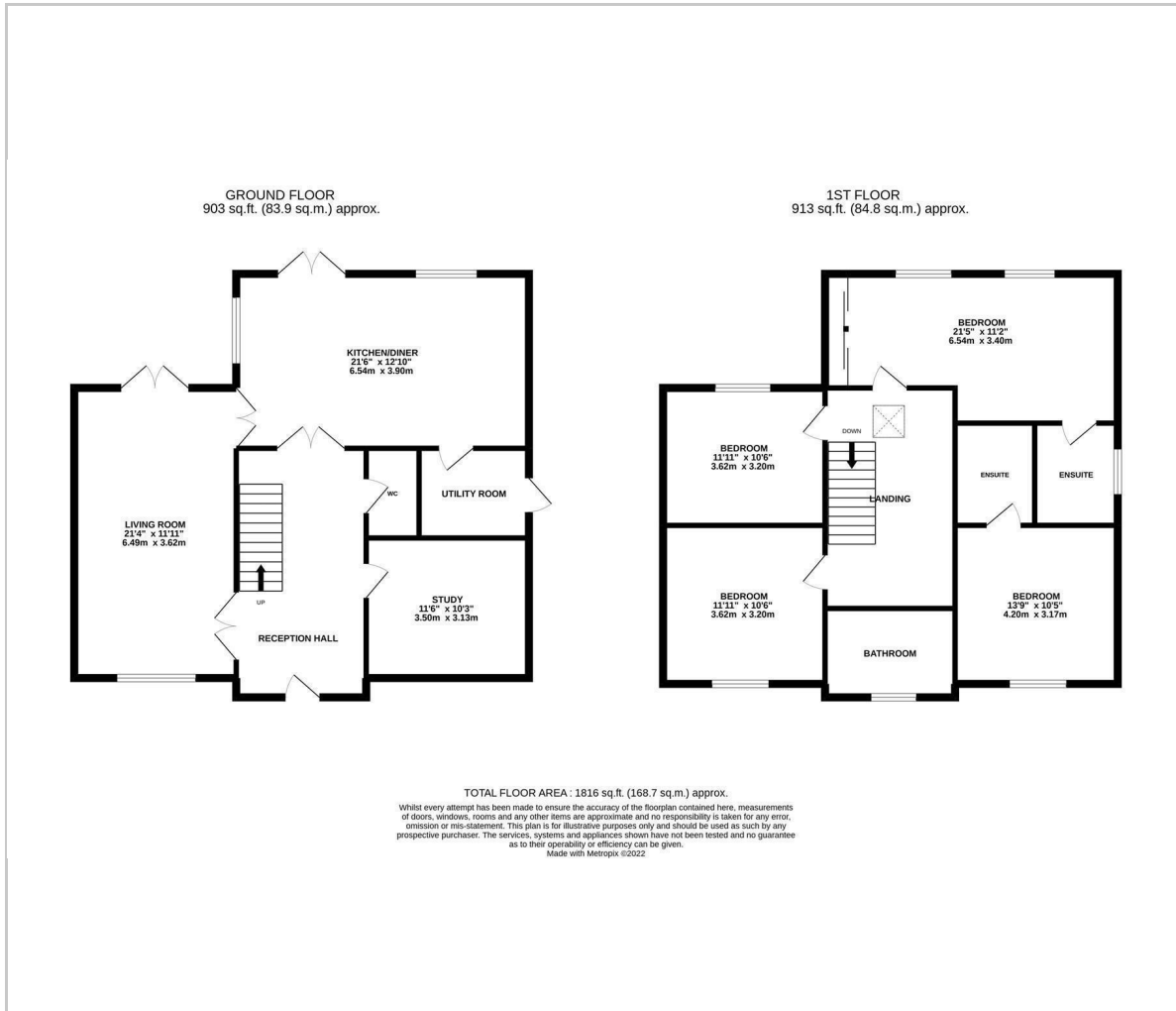


parking space (included in the property deeds) separate to the property.

The location: an exclusive development just off The Ridge and Battle Road in a quiet cul-de-sac, it is equidistant to Battle, St Leonards and Hastings and within easy access to the A21 into London. Battle offers favourable schooling, independent shops and a mainline railway station.



Floor Plan



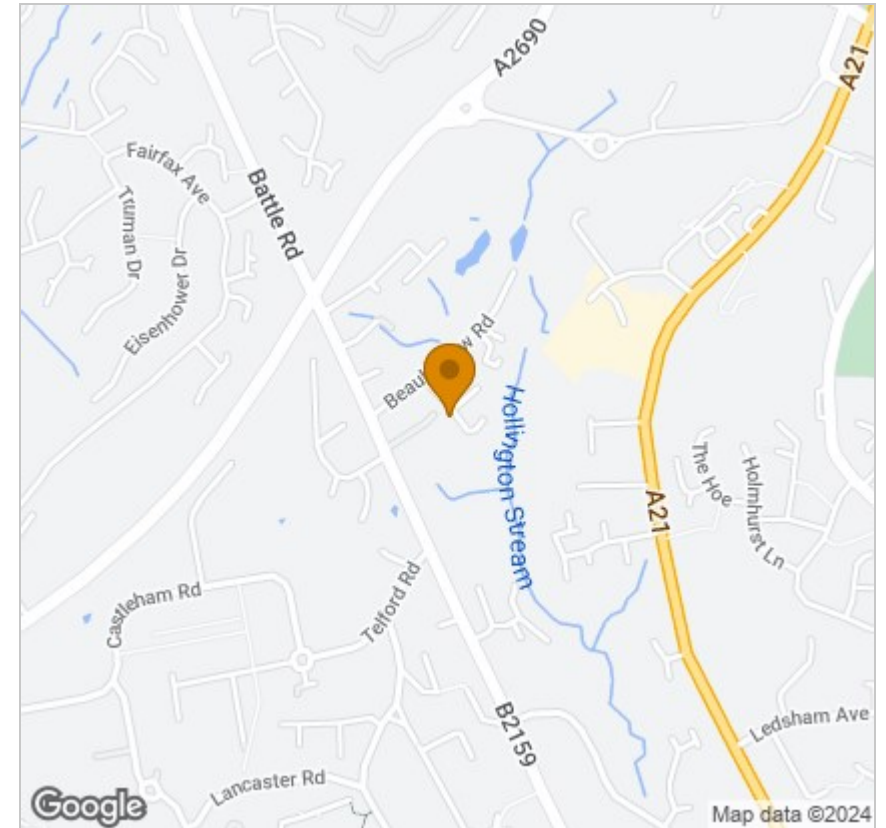
Viewing

Please contact our John Bray Hastings Sales Office on 01424 421544 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

