

**RUSH
WITT &
WILSON**



**2 Brookdale, St. Leonards-On-Sea, TN37 7FE
£975,000 Freehold**

This exclusive, detached three-storey family home, approximately seven years old, occupies a private position within a gated development of just three houses and combines contemporary design, exceptional versatility, low-maintenance living and impressive energy efficiency. Finished to a superb specification throughout, the property offers six bedrooms, three en-suite facilities and a luxurious family bathroom, providing beautifully appointed and highly adaptable accommodation for modern family life. At the heart of the home is a stunning open-plan kitchen and breakfast room, comprehensively fitted with a high-quality range of integrated appliances, flowing seamlessly into a generous breakfast/dining area with direct access to the landscaped garden and patio. Elegant panelled walls, bespoke decorative joinery and fitted window shutters add sophistication and character to the principal rooms. The landscaped gardens have been thoughtfully designed for both entertaining and family enjoyment, combining attractive formal areas with space for children to play. A detached, insulated garden house provides valuable additional accommodation including the hot tub, ideal for a home office, gym or leisure space. A standout feature is the property's extensive smart-home and security specification, which goes well beyond that typically found in comparable homes. Features include comprehensive CCTV and video intercom security, smart access control, automated gates, window and door sensors, motion and water-leak detection, integrated smoke alarms and extensive home automation, creating a home that is both exceptionally secure and effortlessly connected. The two storey double garage currently used as a home gym, complete with shower room and the first floor a home cinema. Located within a highly sought after location close to Bannatynes spa and hotel, The market town of Battle and Hastings all within a 10 minute drive.









Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Floor 0 Building 3



Floor 1 Building 3

Approximate total area⁽¹⁾

322.2 m²

3471 ft²

Reduced headroom

14.4 m²

155 ft²

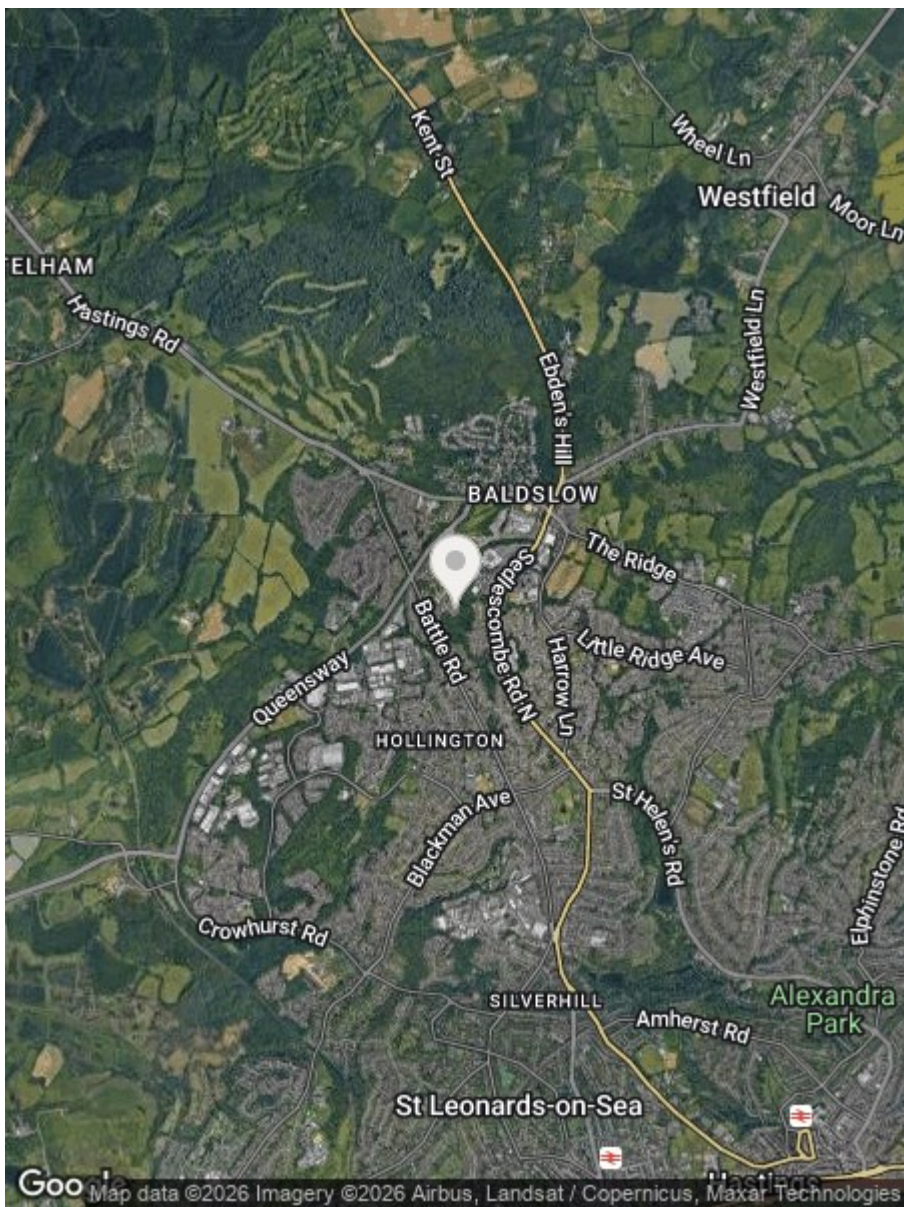
(1) Excluding balconies and terraces

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		93
(81-91) B	88	
(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	

Council Tax Band - F

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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