

**RUSH  
WITT &  
WILSON**



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**24 The Suttons, St. Leonards-On-Sea, TN38 9RA**  
**Guide Price £450,000 - £475,000 Freehold**

**\*\*\*GUIDE PRICE £450,000 - £475,000\*\*\*** An exceptionally well-presented four-bedroom, two-bathroom family home, complete with a double garage, ideally situated in a quiet cul-de-sac within easy reach of local shops, well-regarded schools and excellent transport links. Finished to a high standard throughout, the accommodation begins with a welcoming porch featuring a downstairs cloakroom, leading through to an impressive entrance hall with a striking glass-enclosed staircase rising to the first floor. The dual-aspect living room is bright and spacious, centred around an electric fireplace and benefitting from double doors opening onto the rear garden. To the rear, the stylish kitchen/dining space is fitted with contemporary units and integrated appliances, including a fridge/freezer, oven and hob, and is complemented by an adjoining utility room with plumbing for a washing machine. Upstairs, there are four bedrooms, three of which are generous doubles, alongside a modern family bathroom. The principal bedroom enjoys the added luxury of built-in wardrobes and a sleek en-suite shower room. Externally, the private rear garden offers a substantial patio spanning the width of the property ideal for al-fresco dining leading onto a well-maintained lawn. To the front, a lawned garden and driveway provide ample off-road parking and access to the detached double garage, which benefits from electric up-and-over doors.

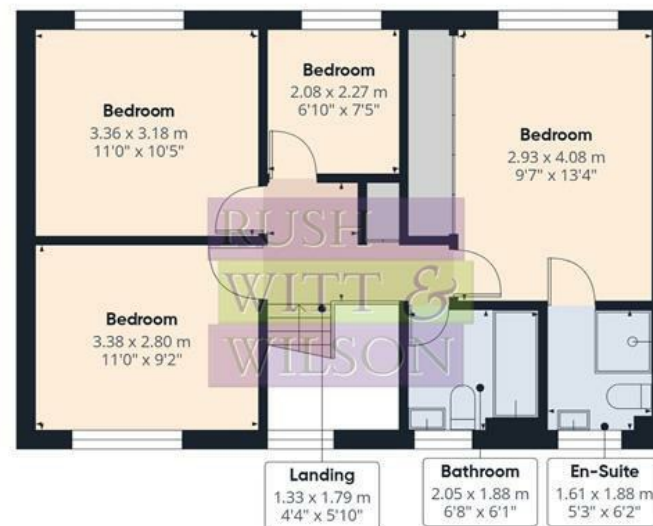








**Floor 0** Building 1



**Floor 1** Building 1



**Floor 0** Building 2

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

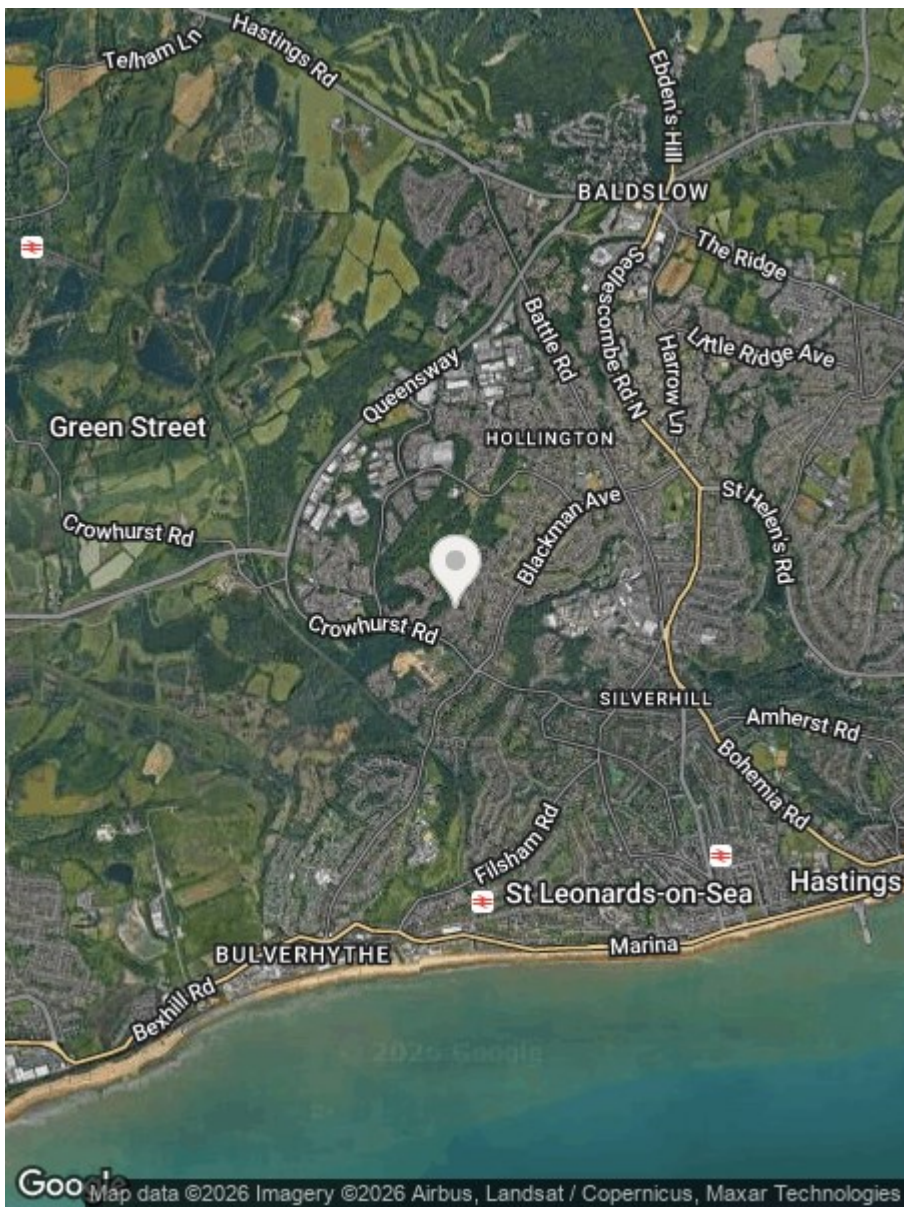
135.1 m<sup>2</sup>

1454 ft<sup>2</sup>

(1) Excluding balconies and terraces

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 | 81        |

| 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 |           |

Council Tax Band - D

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.

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