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**11 Stonebeach Rise, St. Leonards-On-Sea, East Sussex TN38 8EN
Offers In Excess Of £550,000 - £625,000 Freehold**

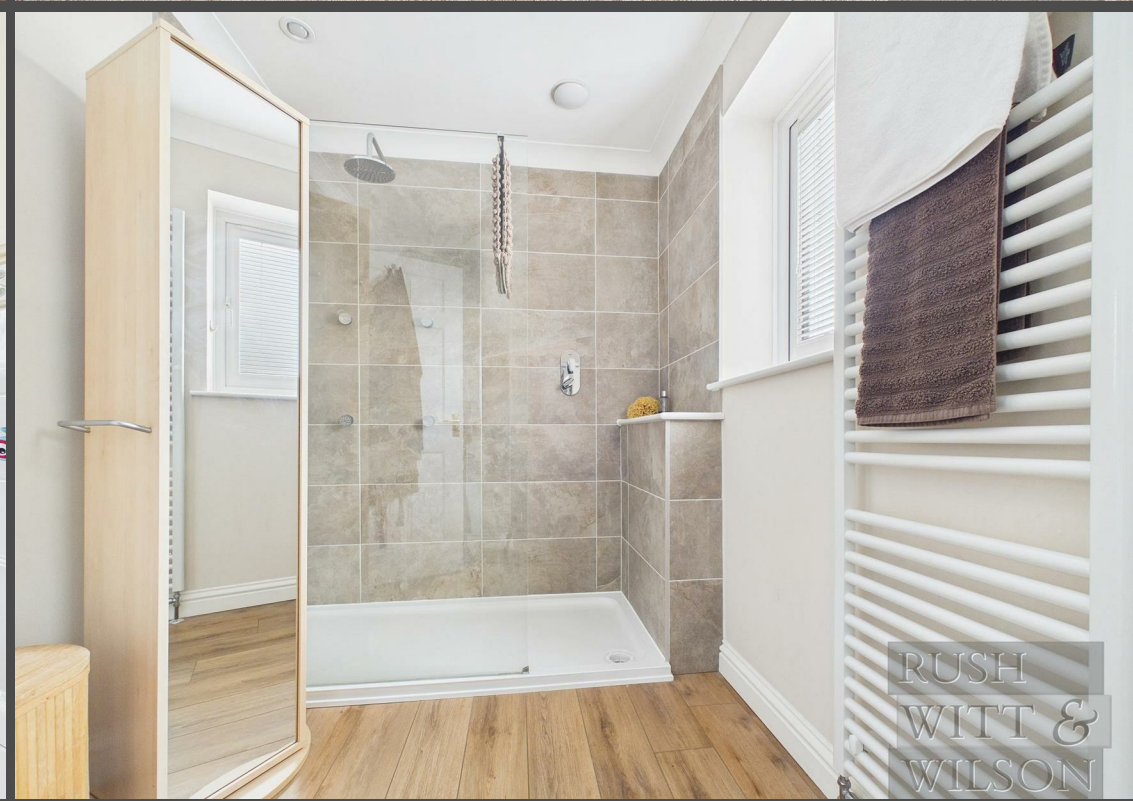
An exceptional five-bedroom detached executive home situated in a highly sought-after location between Hastings and the historic market town of Battle. Arranged over three spacious floors, this substantial family residence offers versatile accommodation perfectly suited to modern living. A welcoming entrance hall leads to an impressive living room featuring a wood-burning stove, sliding doors opening onto a balcony, creating the perfect space to relax and enjoy the spectacular outlook. The ground floor also boasts a luxurious principal bedroom suite with extensive fitted wardrobes and a recently refitted bespoke en-suite shower room finished to an exceptional standard. To the first floor are four further double bedrooms, including an excellent guest suite with walk-in wardrobe and en-suite shower room. A spacious family bathroom serves the remaining bedrooms and features both a bath and separate shower. The lower ground floor provides further flexible accommodation, including a generous reception room currently used as a dining room but equally suitable as a family room, playroom or home cinema. There is also a modern shower room, separate laundry room and a superb kitchen/breakfast room fitted with integrated appliances, porcelain tiled flooring and sliding doors opening directly onto the rear garden. Outside, the beautifully landscaped rear garden has been thoughtfully designed for family enjoyment and entertaining, offering raised decking, patio seating areas and level lawns. A recently installed private sauna adds a touch of luxury, while the detached home office with power and high-speed internet provides the ideal work-from-home solution.

To the front, a generous driveway provides ample off-road parking and leads to the double garage.

Conveniently positioned within easy reach of Hastings and Battle, with Battle's mainline station approximately seven minutes away. Viewing is considered essential to fully appreciate.









Floor -1 Building 1



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



Approximate total area⁽¹⁾

219.7 m²
2368 ft²

Reduced headroom

2.9 m²
31 ft²

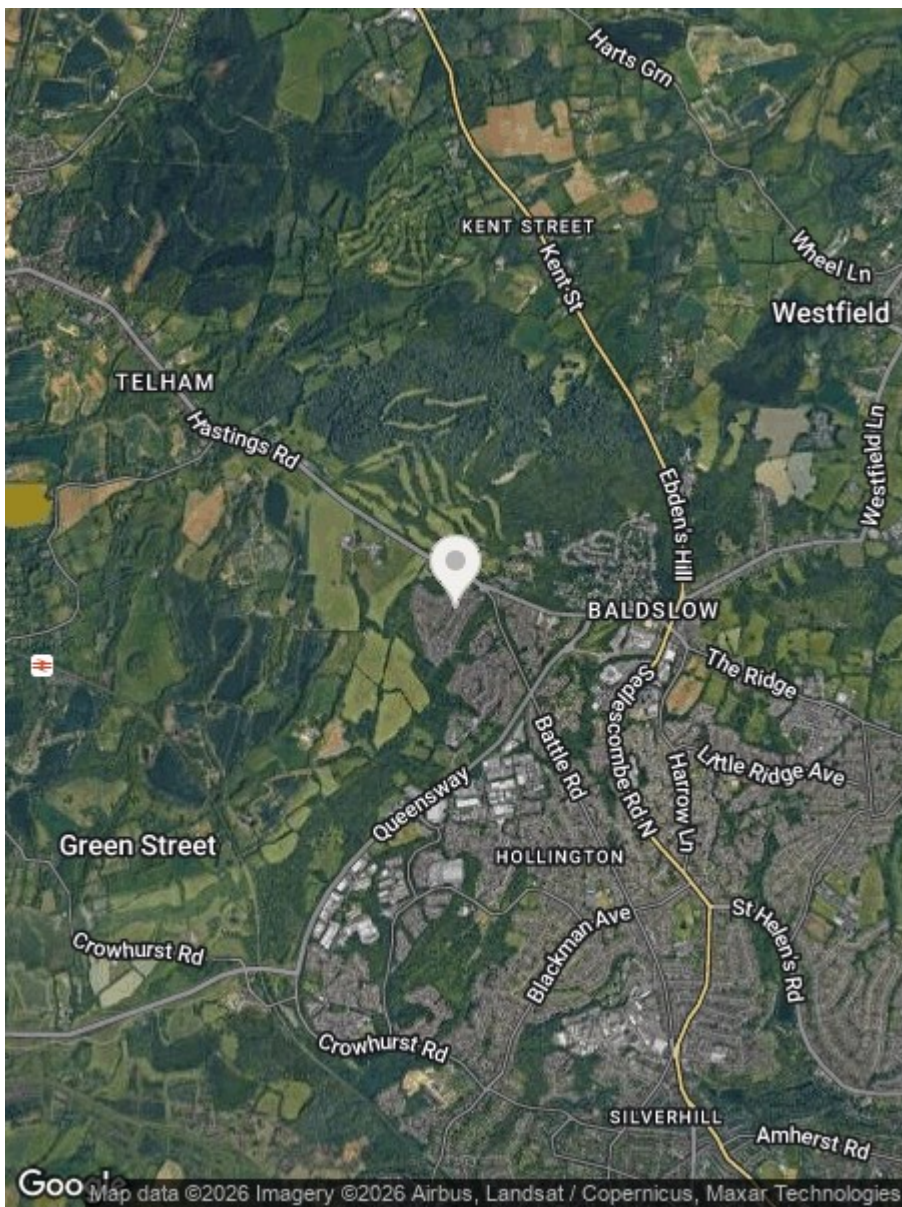
(1) Excluding balconies and terraces

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		
	74	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	

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.

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