

**RUSH  
WITT &  
WILSON**



**23 Delaware Drive, St. Leonards-On-Sea, TN37 7TL**  
**Guide Price £500,000 - £525,000 Freehold**

**\*\*\*Guide Price £500,000-£525,000\*\*\***

Rush Witt & Wilson are delighted to present this beautifully appointed four-bedroom detached family home, ideally positioned on the sought-after outskirts of Battle, with convenient access to Hastings & St Leonards. Having been extensively updated and thoughtfully enhanced by the current owners, the property offers spacious, light-filled accommodation perfectly suited to modern family living. A welcoming entrance hall sets the tone, leading to a generous sitting room complete with a log burner, ideal for cosy evenings. The heart of the home is the stunning open-plan kitchen/dining/snug space, expertly designed with both style and practicality in mind, featuring a central breakfast bar and seamless access to the rear garden—perfect for entertaining and everyday living. A downstairs WC and internal access to the garage (currently utilised as a useful utility/storage space) complete the ground floor. Upstairs, the property offers four well-proportioned bedrooms, some benefiting from built-in storage, alongside a modern family bathroom and separate shower room, catering perfectly to busy households. Externally, the rear garden has been thoughtfully landscaped to provide a variety of usable spaces, including patio seating areas, a pergola, central lawn, designated children's play area, and a further section ideal for storage or adaptable use. The property also benefits from off-road parking, a garage, and gated side access on both sides. Located within easy reach of the historic market town of Battle, with its mainline station, highly regarded schooling including Claverham Community College, and the iconic Battle Abbey, as well as the vibrant coastal towns of Hastings and St Leonards, the property is also well placed for local amenities such as Bannatyne Health Club, Crowhurst Park, golf courses, countryside walks, and a nearby hotel and restaurant. An exceptional family home in a highly desirable location





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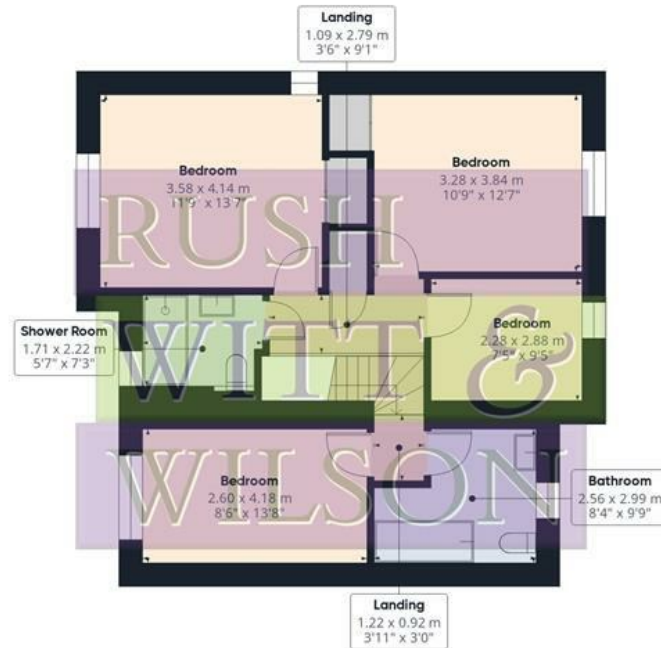




**Floor 0**

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

130 m<sup>2</sup>  
1400 ft<sup>2</sup>

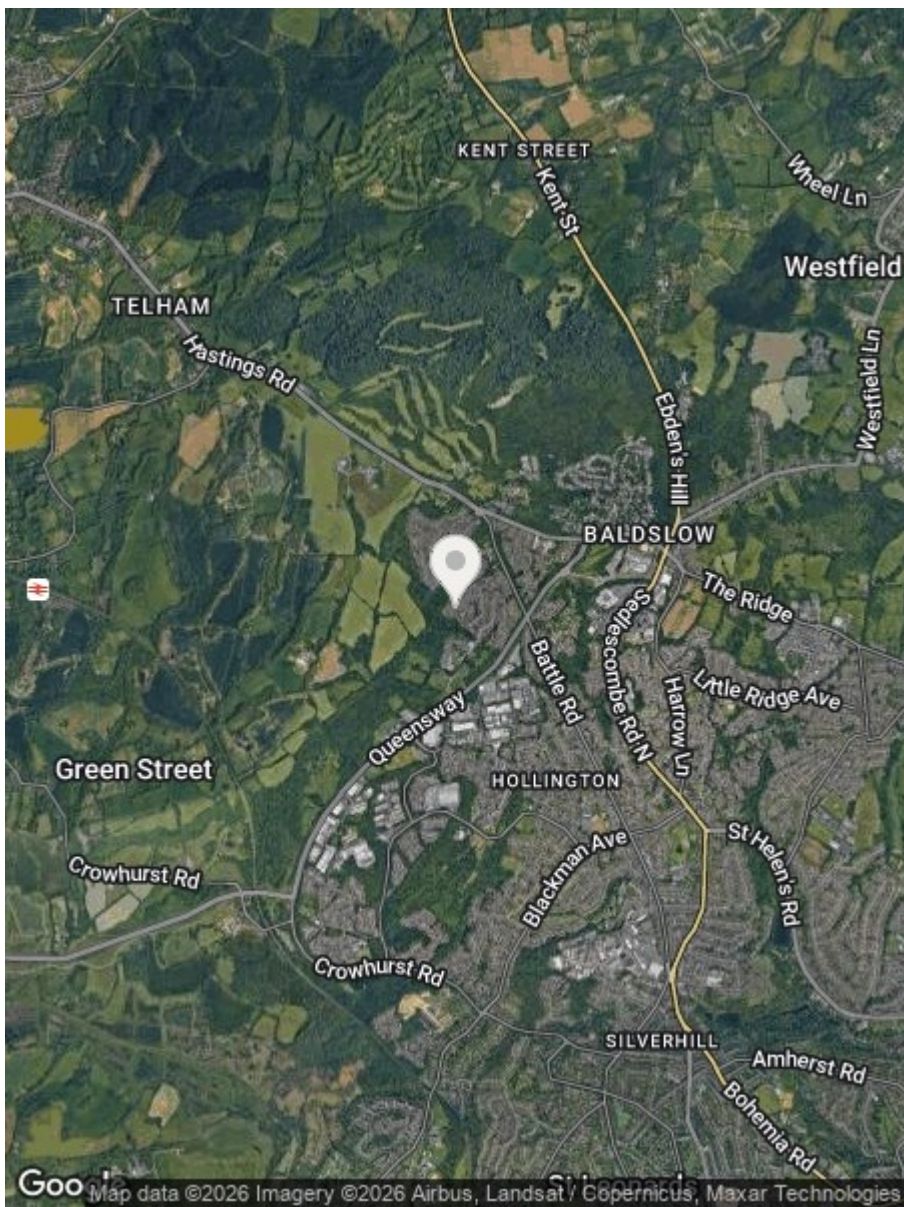


**Floor 1**



(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.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

Council Tax Band - E

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:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

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