

**RUSH
WITT &
WILSON**



**The Oaks, West Trees Beauharrow Road, St. Leonards-On-Sea, East Sussex
TN37 7BL
£490,000**

RESERVATIONS NOW BEING TAKEN - HELP TO BUY AVAILABLE. West Trees built by Oakhurst Homes has been elegantly designed for modern living. Thoughtful architecture compliments the beautiful tree-lined location, while a wonderful attention to detail has created a luxuriously appointed space inside. This four bedroom detached property featuring oak doors throughout offers an entrance hall, cloakroom/wc, a luxurious open plan kitchen/diner featuring German engineered soft close units, traditional butlers sink, Bosch appliances and quartz work surfaces, living room with cosy log burner and views over the garden, to the first floor four bedrooms, en-suite to master and a family bathroom. An enclosed rear garden measuring approximately 29m x 20m with a southerly aspect together with an area of side garden measuring approximately 15m x 7m, parking and an integral garage. For further information or a full brochure please contact appointed agents Rush Witt & Wilson.



Entrance Hall

Upvc entrance door to front, radiator, wooden oak flooring, storage cupboard, carpeted stairs rising to the first floor, oak doors off to the following:

Cloakroom/WC

Double glazed opaque window to front, low level wc, wash hand basin, part tiled walls.

Living Room

17'4 x 12'9 (5.28m x 3.89m)

Upvc bi-fold doors to rear providing views and access onto the rear garden, double glazed window to rear, wood burning stove set on a brick hearth, radiator, carpet as laid.

Kitchen/Diner

17'9 x 8'4 (5.41m x 2.54m)

Double aspect with glazed windows to front and side, hi spec range of matching wall and base units with quartz work surfaces over, inset one and a half bowl ceramic sink with side drainer with spring neck mixer spray, inset Bosch four ring gas hob with Bosch cooker hood above, built in Bosch electric oven and grill, integrated dishwasher and fridge/freezer, LED spotlights, oak wooden flooring.

First Floor

Landing

Double glazed window to side, carpet as laid, stairs rising to the master bedroom (described later), doors off to the following:

Bedroom Two

13'4 x 8'10 (4.06m x 2.69m)

Double glazed window to front, carpet as laid, built in wardrobes, radiator.

Bedroom Three

14'3 x 8'2 (4.34m x 2.49m)

Double glazed window to rear, carpet as laid, radiator.

Bedroom Four

Double glazed window to rear, carpet as laid, radiator.

Family Bathroom

8'3 x 6'2 (2.51m x 1.88m)

Double glazed opaque window to front, roll top bath, low level wc, pedestal wash hand basin, ladder heated towel rail, shower cubicle with overhead waterfall shower head, mixer bar and side spray, part tiled walls, tiled floor, LED downlights.

Second Floor

Landing

Access to:

Master Bedroom

14' x 10'9 (4.27m x 3.28m)

Double aspect with velux window to front and double glazed window to side, carpet as laid, radiator, door leading through to:

En-Suite Bathroom/WC

Velux window to front, roll top bath, low level wc, pedestal wash hand basin, Victorian style radiator, part tiled walls, tiled floor.

Outside

Garage

20'8 x 11'5 (6.30m x 3.48m)

Up and over door, light and power, courtesy door to rear.

Rear Garden

Fence enclosed.

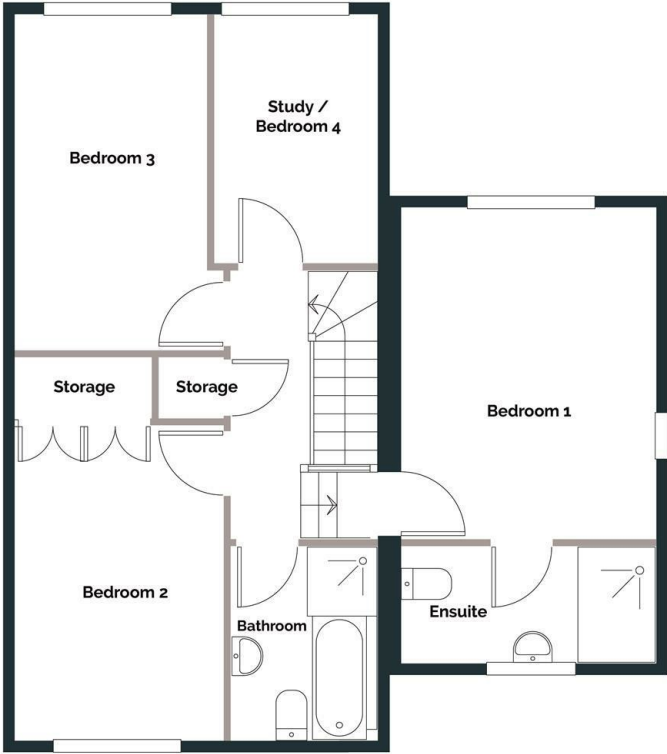
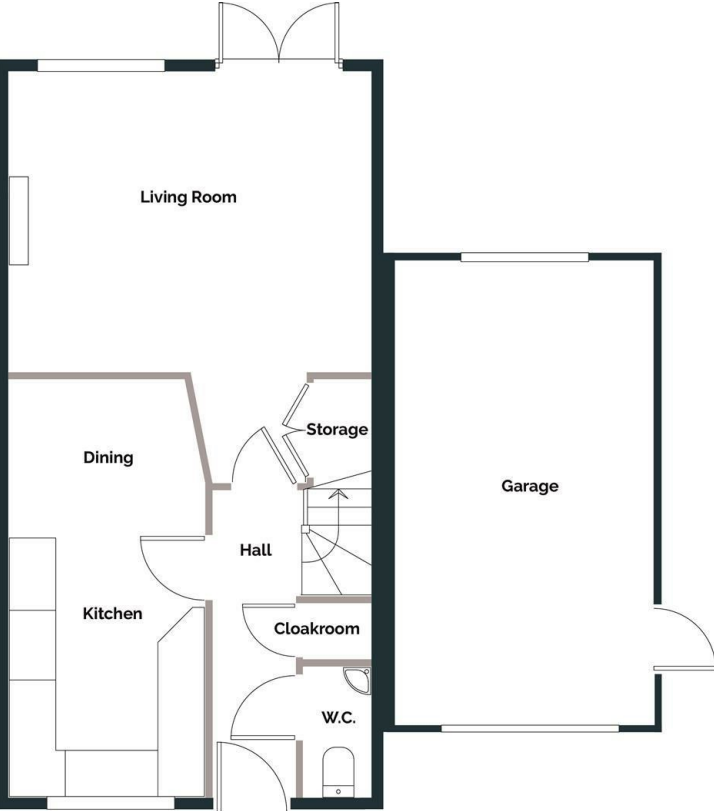
Agents Note

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







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		

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		

RUSH
WITT &
WILSON

Residential Estate Agents
Lettings & Property Management



Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk