

**RUSH
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45 Truman Drive, St. Leonards-On-Sea, TN37 7TH
£525,000 Freehold

Nestled within the sought-after High Beech development, this immaculate three-storey executive detached family home on Truman Drive offers an exceptional blend of contemporary style, generous living space and modern comfort. The ground floor welcomes you with a spacious entrance hall leading to a well-proportioned bedroom with its own en-suite shower room, making it ideal for guests, multi-generational living or a home office. There is also internal access to the double garage, which has been thoughtfully adapted to provide a useful storage area while retaining excellent practicality. The first floor forms the heart of the home, featuring a beautifully presented living room alongside a stylish modern kitchen and dining area, perfectly designed for both everyday family life and entertaining. This level also enjoys far-reaching views across the surrounding area, creating a wonderful sense of space and light. On the upper floor are four further generously sized bedrooms and a family bathroom. The upper floor is currently undergoing a programme of modernisation, which will further enhance the accommodation by creating a stylish Jack and Jill en-suite serving the principal bedroom, adding both luxury and practicality to this superb family home. Outside, the property enjoys a beautifully landscaped tiered rear garden, providing a wonderful space for outdoor entertaining, children's play or simply relaxing. To the front, there is ample off-road parking together with the double garage and EV charger point. Situated in the popular High Beech estate in St. Leonards-on-Sea within short walking distance to the Bannatyne hotel and gym and a 7 minute drive to Battle train station, this outstanding home offers spacious, versatile accommodation, quality modern finishes and exciting improvements already underway, making it an ideal choice for growing families seeking a home in a highly desirable location.









Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

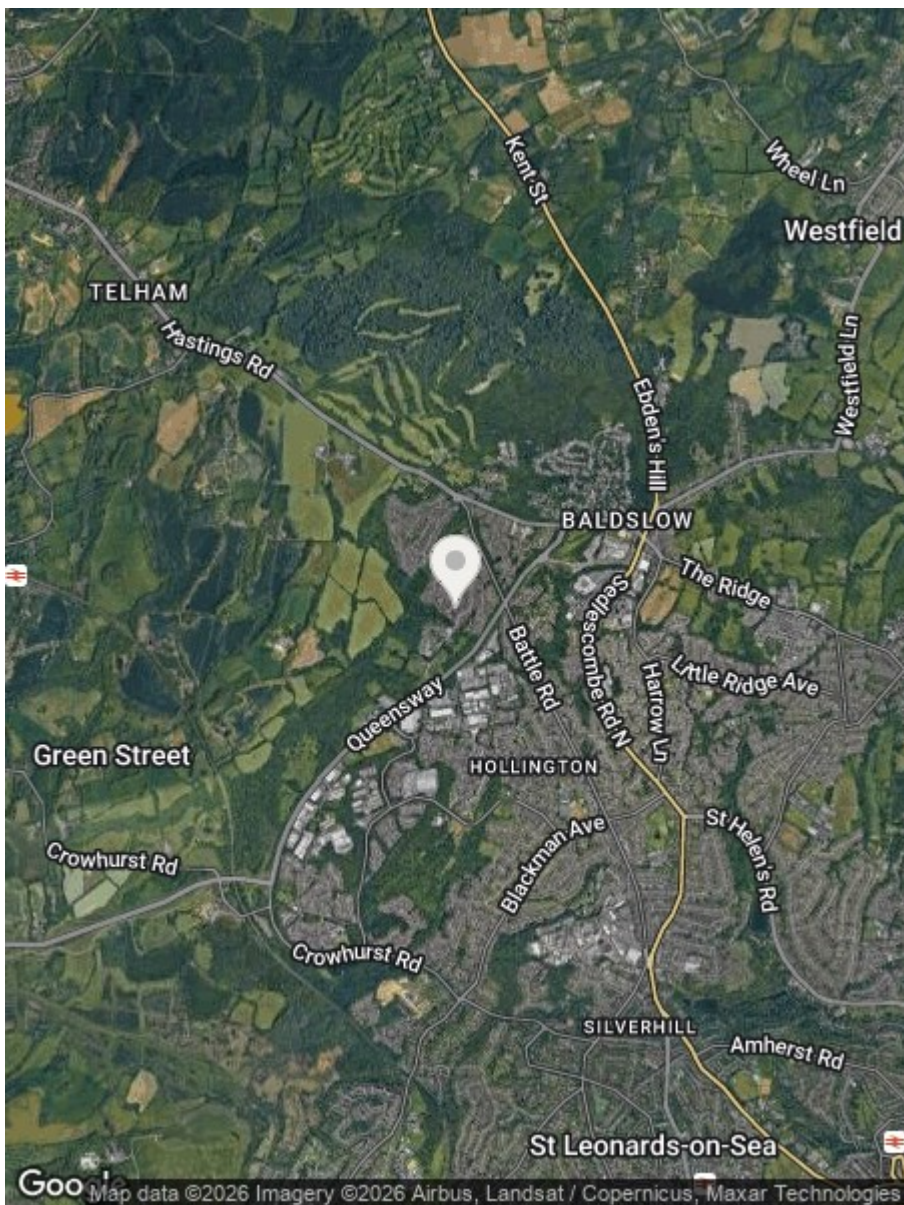
201.8 m²

2173 ft²

(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.

GIRAFFE 360



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	

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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