

**RUSH
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**15 Copper Beeches, St. Leonards-On-Sea, TN37 7RR
Guide Price £400,000 Freehold**

*****GUIDE PRICE £400,000 - £425,000*****

*****BEING SOLD CHAIN FREE***** We are delighted to present an exceptional opportunity to acquire a bay fronted detached three-storey family home, nestled in the highly sought-after cul-de-sac of Copper Beeches, St. Leonards On Sea. This modern residence boasts four spacious bedrooms and is designed to cater to the needs of contemporary family living. Upon entering, you are welcomed by a generous and inviting entrance hall, which provides access to an integral garage, a utility room, a convenient shower room, and the fourth bedroom, perfect for guests or as a home office. The first floor features a dual aspect living room that enjoys a lovely view and opens directly onto the beautifully landscaped garden, creating a seamless indoor-outdoor living experience. Additionally, the impressive open plan kitchen-dining-family room is well-equipped with a range of integrated appliances, ensuring ample storage and functionality for family meals and entertaining. The second floor is dedicated to rest and relaxation, featuring a master bedroom complete with a walk-in dressing room and an en-suite bathroom, alongside two further bedrooms and a family bathroom, providing comfort for all family members. This property is further enhanced by modern comforts such as gas-fired central heating and double glazing, ensuring a warm and energy-efficient home. The resin bond driveway offers off-road parking, adding to the convenience of this delightful residence. Situated within easy reach of popular schooling establishments and the picturesque Alexandra Park, this home is ideally located to enjoy the best of St. Leonards-On-Sea. With its blend of modern living and tranquil surroundings, this property is a must-see for families seeking a new home in a desirable area.









Floor 0



Floor 1



Floor 2

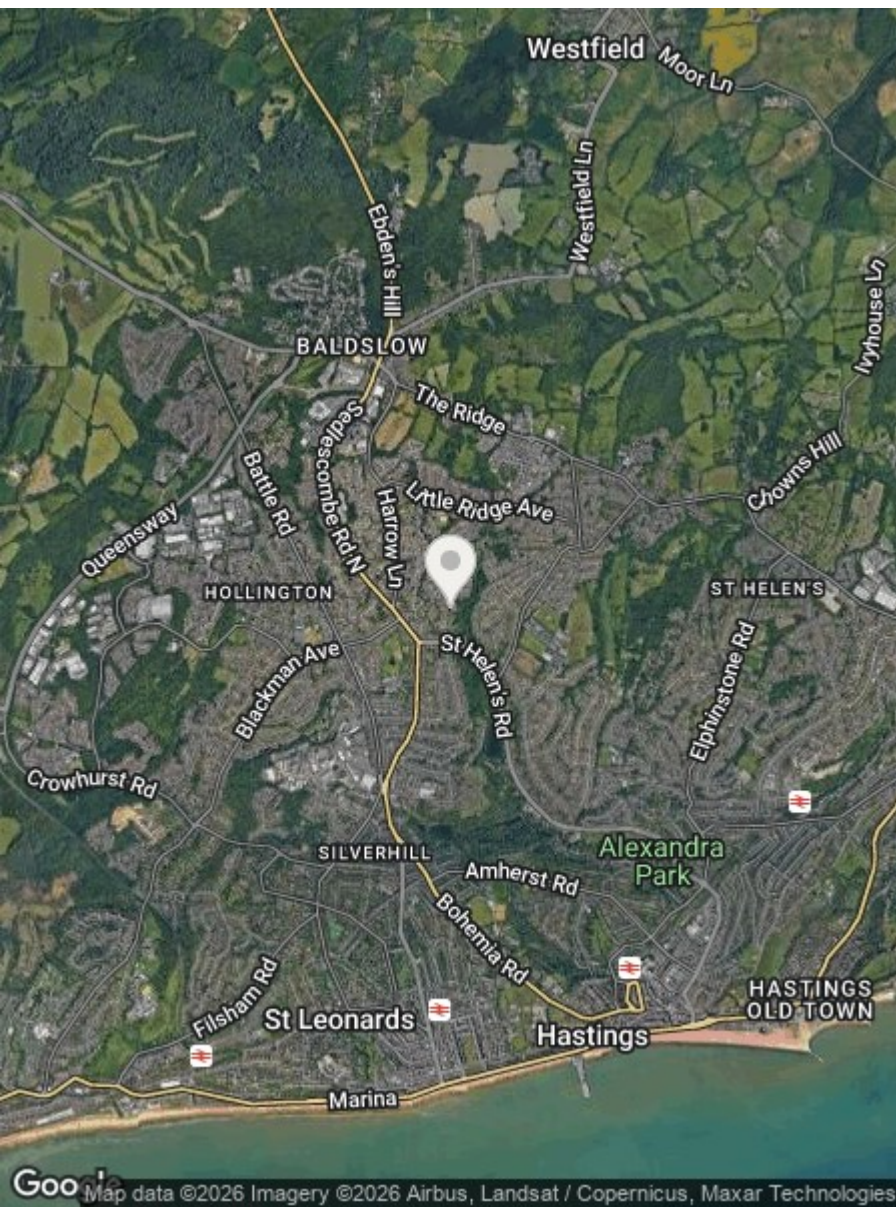


Approximate total area⁽¹⁾
131.9 m²
1422 ft²

(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.



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	63	74
(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 - 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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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
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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