

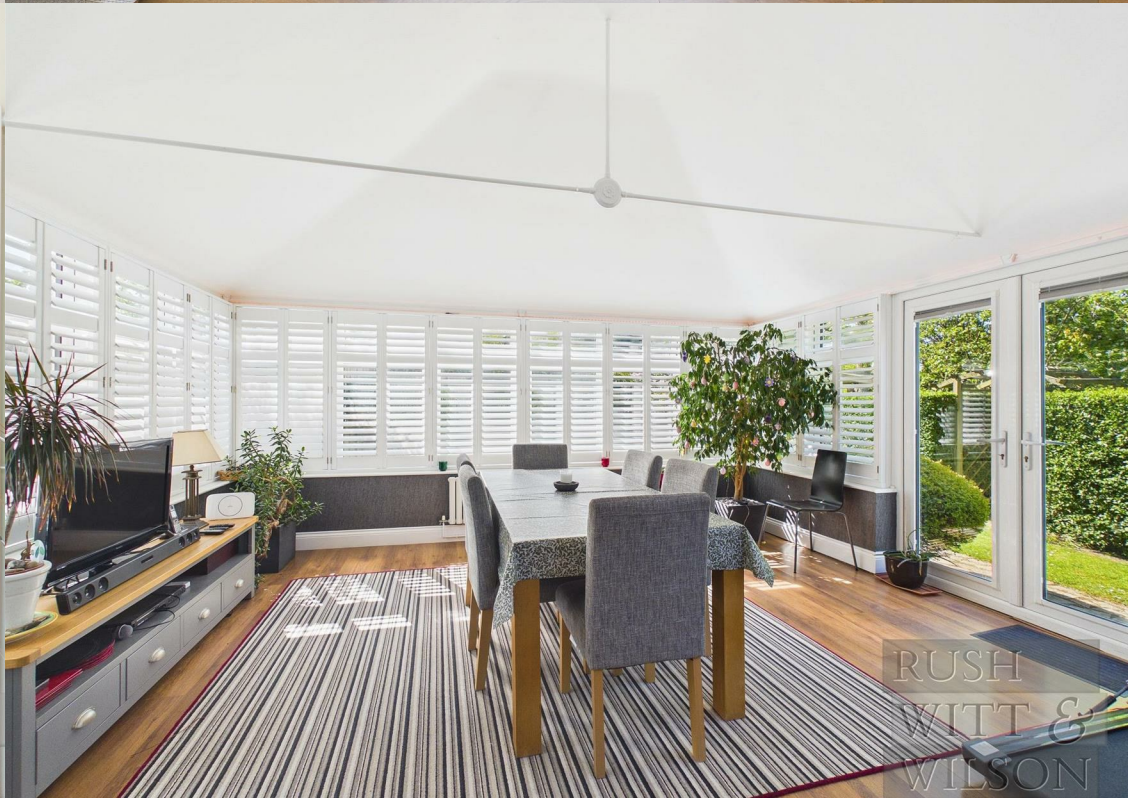
**RUSH
WITT &
WILSON**



**21 Ledsham Park, St. Leonards-On-Sea, TN37 7LQ
Offers In Excess Of £575,000 Freehold**

Set within the sought-after location of Ledsham Park, this impressive detached home offers versatile living across a well-designed layout, ideal for modern family life. The property features four well-proportioned bedrooms, with flexibility for a fifth bedroom or home office depending on your needs. The main bedroom benefits from its own en-suite, while the upper floor is completed by a contemporary family bathroom. Downstairs, the home continues to impress with a spacious living room, a large modern kitchen/breakfast room finished to a high standard, a bright conservatory overlooking the garden, and a stylish shower room. The additional office/bedroom provides excellent flexibility for growing families or those working from home. A standout feature of this property is the stunning, generously sized rear garden. Thoughtfully tiered, it boasts a dedicated barbecue decking area, a raised seating space perfect for entertaining, and a versatile summerhouse - ideal as a home office, studio, or peaceful retreat. Conveniently located within easy reach of local schools, Sainsbury's, and excellent bus links to Hastings town centre, this home combines comfort, style, and practicality in a highly desirable setting. To round off this fantastic family home, it has space to park multiple vehicles on the driveway. We look forward to showing you around this wonderful example of a family home.









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



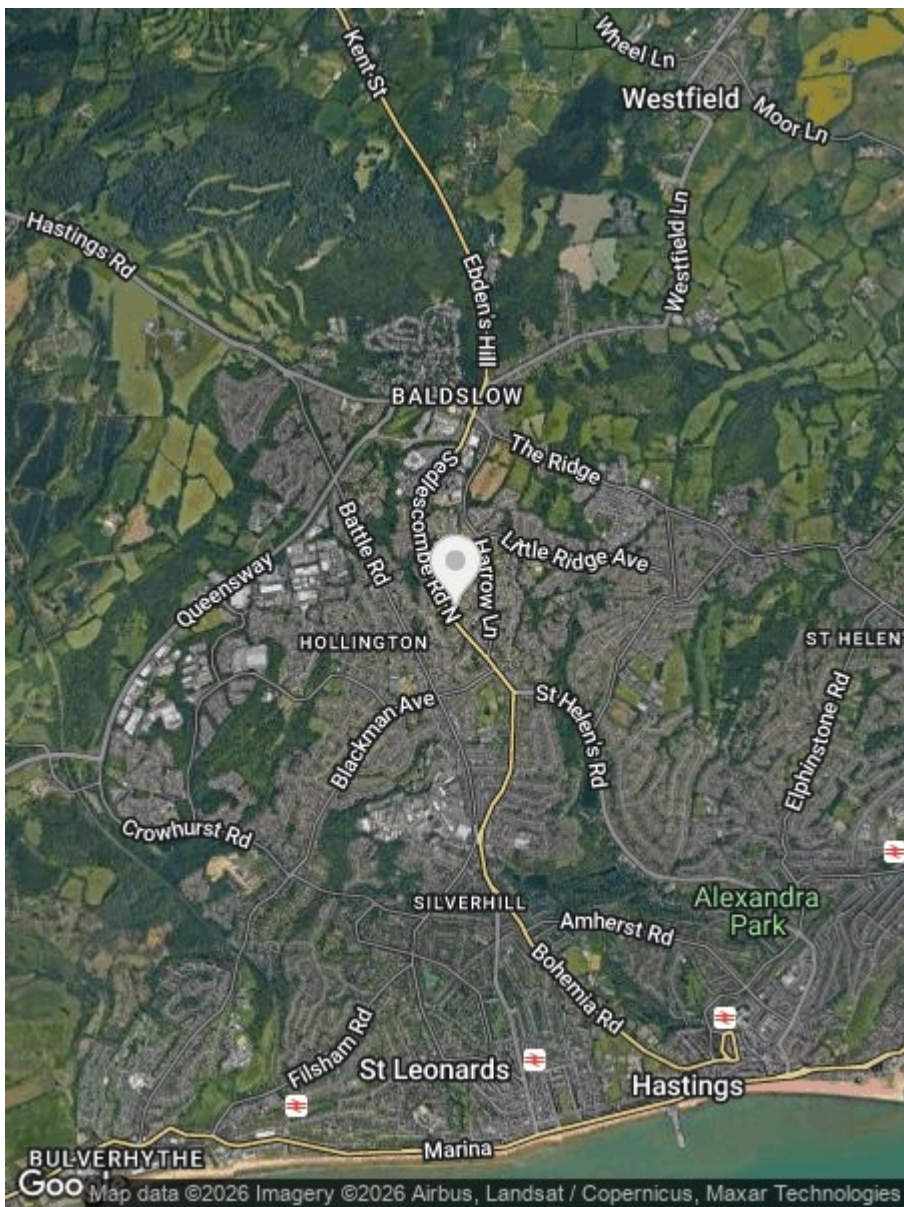
Approximate total area⁽¹⁾

183.5 m²
1975 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.

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		
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 - D

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).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
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>

**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**