

**RUSH  
WITT &  
WILSON**



**3 Summer Hill, St. Leonards-On-Sea, East Sussex TN38 0GP**  
**Guide Price £625,000 - £650,000**



**\*\* GUIDE PRICE £625,000 - £650,000 \*\*** A rare opportunity to purchase an immaculately presented detached executive family home set in an exclusive residential cul-de-sac of seven properties that is accessed from the sought after Hollington Park Road. It affords central ease of access to amenities, a choice of railway stations, good road links and local schooling. The property is both elegant and stylish and offers extremely well presented and spacious accommodation enjoying a high standard of refinement. In principle it boasts a spacious reception hall, triple aspect lounge with an adjoining dining room and conservatory, a modern fitted kitchen with integral units with courtesy door leading to the double garage and utility room, ground floor study or optional fifth bedroom, downstairs cloakroom. To the first floor off the galleried landing the main bedroom offers a dressing area and en-suite, three further double bedrooms and a further family shower room. Well maintained gardens are found to front and rear with a separate secret garden found to the side of the property with spacious parking leading to a detached double garage. The property offers full replacement double glazing throughout and gas central heating. Properties of this calibre are rarely available on the open market and viewings are strictly by appointment via appointed agents Rush Witt & Wilson.



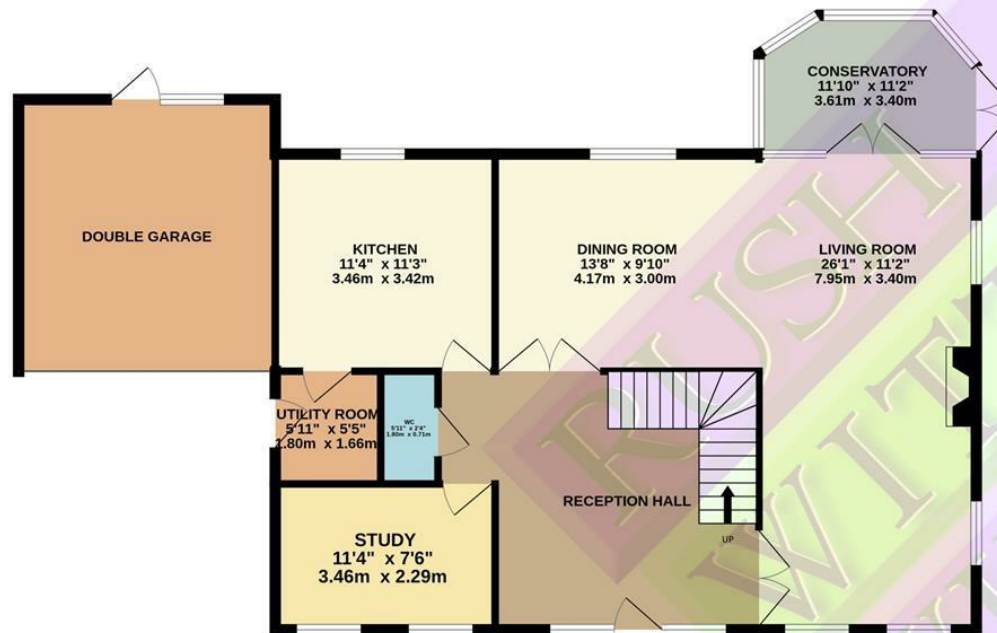








GROUND FLOOR

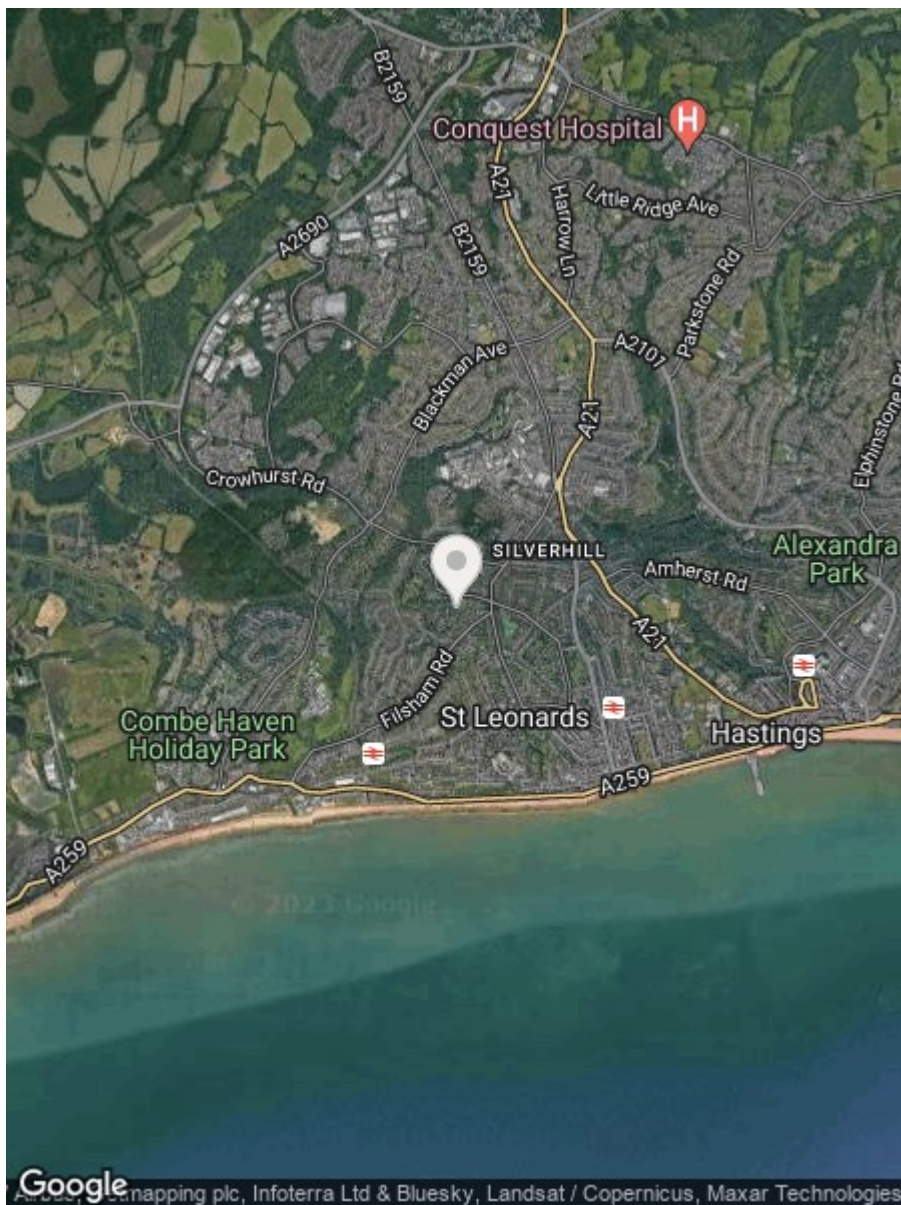



1ST FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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	71	80
	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
	EU Directive 2002/91/EC 	

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