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**207 Stonehouse Drive, St. Leonards-On-Sea, TN38 9DL**  
**Guide Price £385,000 - £400,000 Freehold**



**\*\*\* Guide Price £385,000 - £400,000 \*\*\*** Located on the sought-after Stonehouse Drive in St Leonards-on-Sea, this well-presented four-bedroom detached house offers an excellent opportunity for families seeking space, comfort, and convenience. The property features two generously sized reception rooms, providing flexibility for both entertaining and everyday family life. Neutral interiors throughout create a bright and welcoming atmosphere, while also offering new owners the ideal blank canvas to personalise the home to their taste. Upstairs, four well-proportioned bedrooms provide ample accommodation for families of all sizes, complemented by a practical and well-maintained bathroom. Outside, the private rear garden is perfect for children, summer gatherings, or simply relaxing, and the addition of off-road parking adds further day-to-day convenience. With local schools, shops, and transport links close by, this property is perfectly positioned for family living. Comfortable and versatile, it is ready to be enjoyed and made your own.













**Floor 0**



**Floor 1**

**Approximate total area<sup>m</sup>**

108.8 m<sup>2</sup>

1171 ft<sup>2</sup>

**Balconies and terraces**

4.9 m<sup>2</sup>

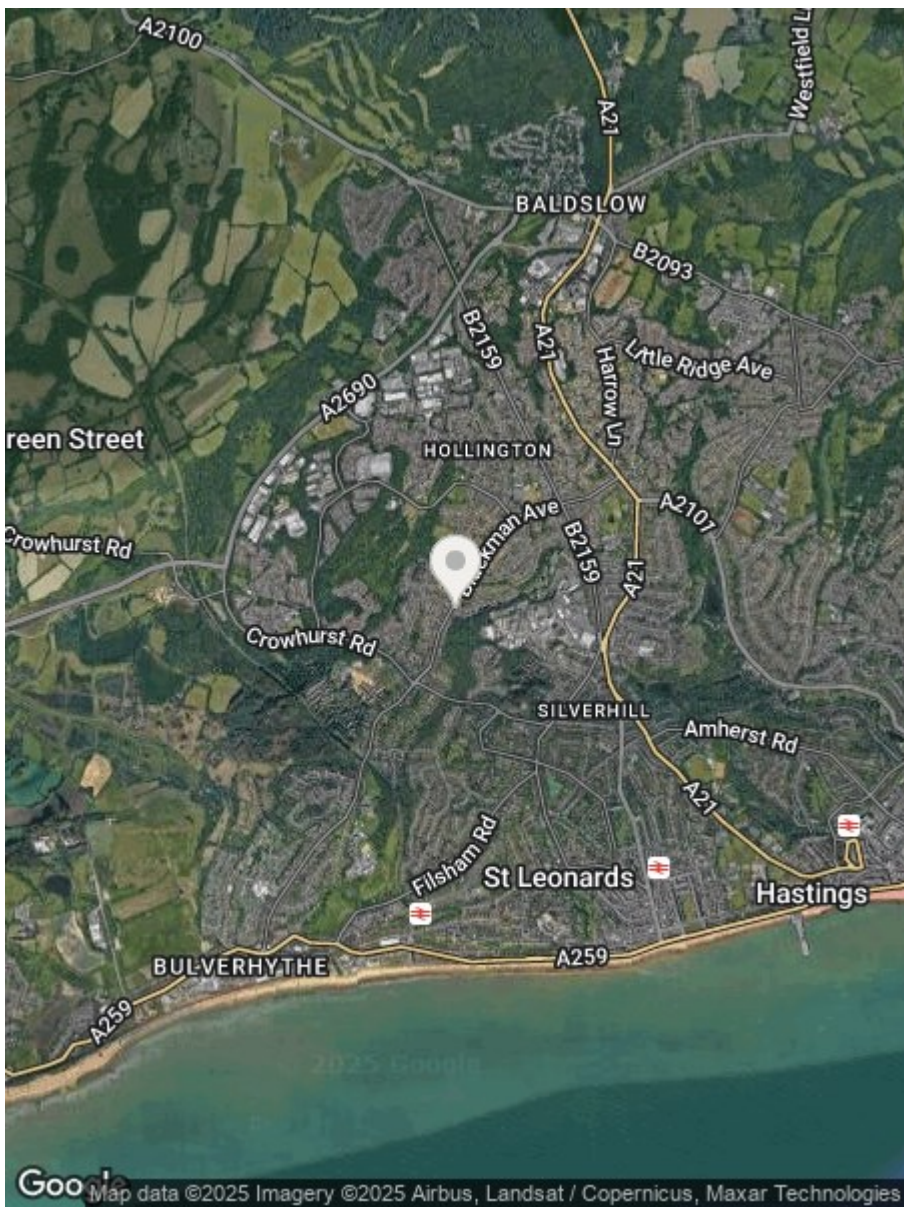
53 ft<sup>2</sup>

(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 <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	

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.

Council Tax Band – D

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

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