

RUSH
WITT &
WILSON



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WITT &

21 The Green, St. Leonards-On-Sea, TN38 0SU
£675,000

Nestled on the highly desirable The Green in St. Leonards-On-Sea, this individual detached house presents a remarkable opportunity for families seeking a spacious and well-appointed home. This property boasts four generously sized bedrooms and three bathrooms, making it ideal for both comfort and convenience. Upon entering, you are greeted by a welcoming entrance porch that leads into a bright and airy entrance hall. The expansive 20ft living room is perfect for family gatherings, while the separate dining room and conservatory provide additional spaces for entertaining or relaxation. The well-equipped kitchen, accompanied by a separate utility room and a downstairs WC, ensures that daily living is both practical and enjoyable.

The first floor features a spacious landing that grants access to the master bedroom, complete with a walk-in dressing room and an en suite shower room. Three further well-proportioned double bedrooms offer ample space for family or guests, complemented by a family bathroom, a separate shower room, and an additional WC.

Externally, the property is set back from the road, providing a sense of privacy and security. The large driveway, secured by wrought iron double gates, offers ample off-road parking for multiple vehicles, alongside an integral garage. The level family-friendly garden at the rear is perfect for outdoor activities and includes an additional outbuilding that could serve as a workshop, gym or garden room.

With its classic style and potential for further improvement, this impressive family home is ideally located close to popular schools and local amenities, as well as the vibrant centre of St. Leonards. This property truly represents a wonderful opportunity for those looking to settle in a sought-after area.









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

2069.89 ft²

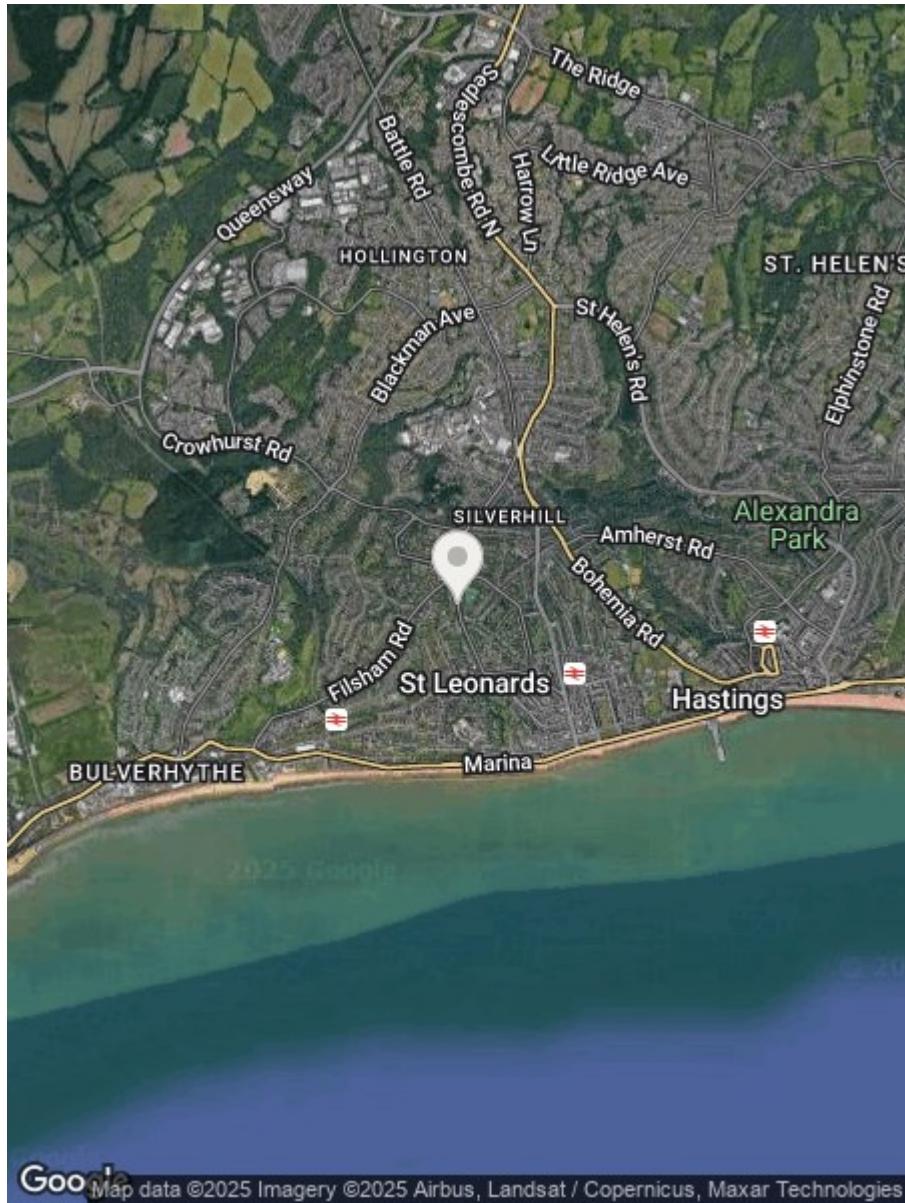
192.3 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	