

**RUSH  
WITT &  
WILSON**



RUSH  
WITT &

**26 Stonebeach Rise, St. Leonards-On-Sea, TN38 8EN  
Offers In Excess Of £525,000 Freehold**

Nestled in the desirable area of Stonebeach Rise, St. Leonards-On-Sea, this exceptional detached house presents a remarkable opportunity for those seeking a spacious family home. With an impressive 1,830 square feet of living space, this property boasts five well-proportioned bedrooms and two bathrooms, making it ideal for larger families or those who enjoy hosting guests. Upon entering, you will be greeted by two inviting reception rooms that provide ample space for relaxation and entertainment. The layout is thoughtfully designed, ensuring a seamless flow throughout the home. The master suite is a true highlight, featuring a dressing room and an en suite bathroom, offering a private retreat for the homeowners. This modern residence is equipped with gas central heating and double glazing, ensuring comfort and energy efficiency throughout the year. The property also includes a double garage, providing convenient parking and additional storage options. This home is ready for immediate occupancy, allowing you to settle in without delay. The combination of generous living space, modern amenities, and a prime location makes this property a superb choice for anyone looking to establish their roots in St. Leonards-On-Sea. We invite you to arrange a viewing at your earliest convenience to fully appreciate all that this splendid home has to offer.





RUSH  
WITT &  
WILSON



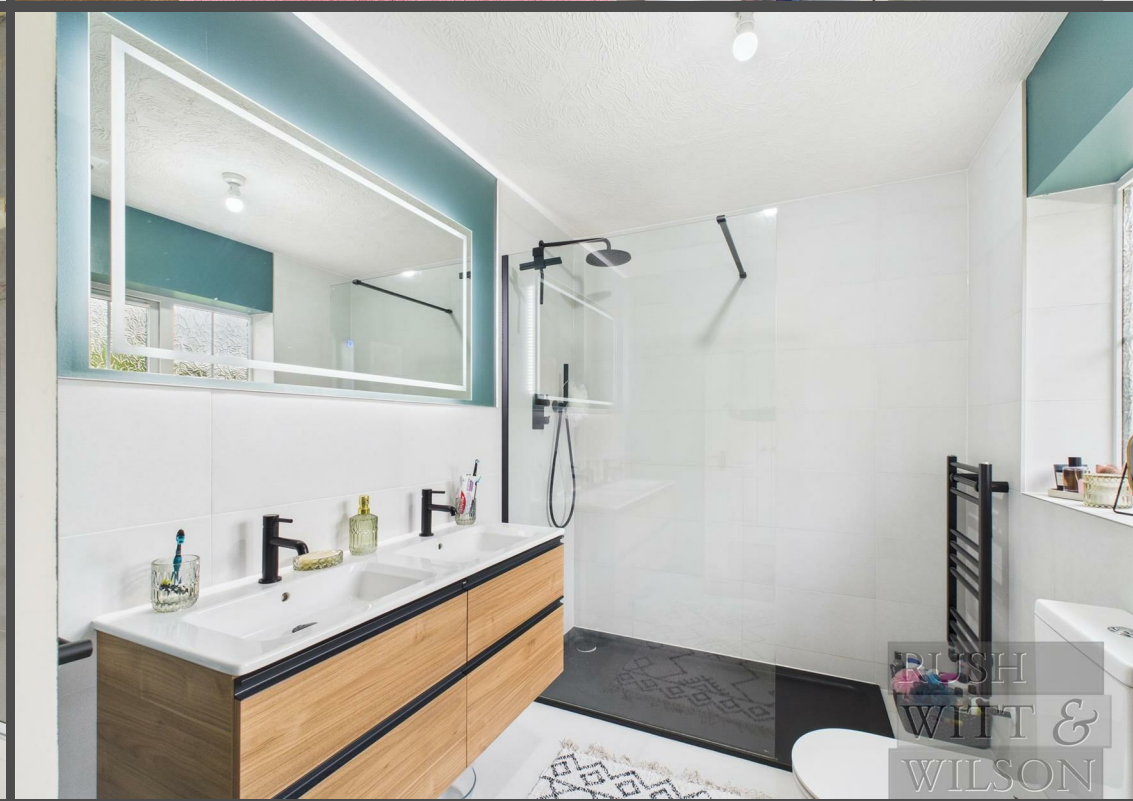
RUSH  
WITT &  
WILSON



RUSH  
WITT &  
WILSON



RUSH  
WITT &  
WILSON





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>

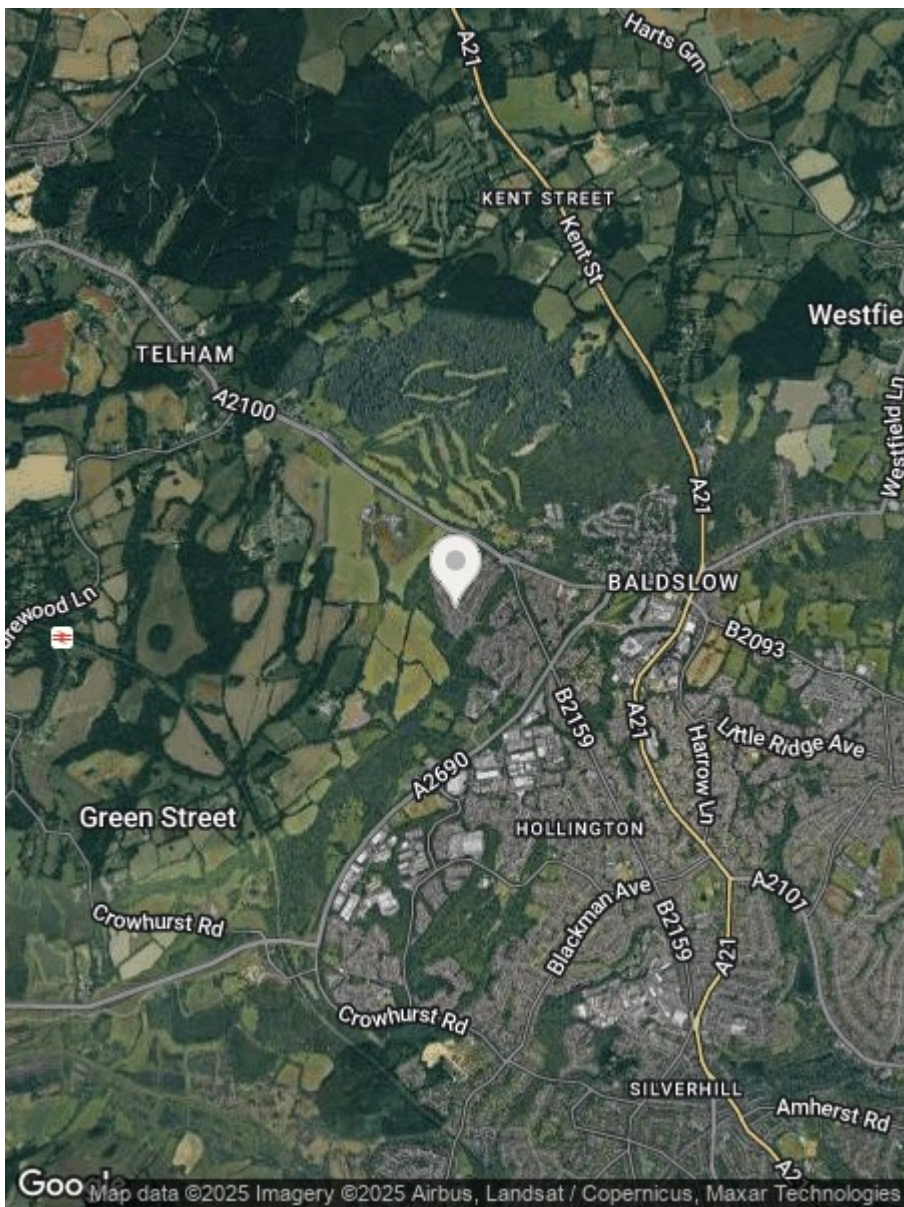
170.1 m<sup>2</sup>

1830 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.

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		
		84
	71	
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

Council Tax Band - F

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**