

**RUSH
WITT &
WILSON**



RUSH
WITT &

18 Barrow Rise, St. Leonards-On-Sea, TN37 7ST
£475,000 Freehold

We are delighted to present to the market this truly stunning, extended four-bedroom detached family home, situated in the highly sought-after Little Ridge area of St Leonards. This beautifully appointed property offers exceptional living space, finished to an impeccable standard throughout, and is ideally located close to popular schools and local amenities—perfect for families seeking comfort, style, and convenience. The accommodation is arranged over two spacious floors. The ground floor features a welcoming entrance hall, a convenient downstairs WC, a dedicated cinema room offering the ultimate space for relaxation and family movie nights. and a shows topping open-plan kitchen/dining/family room complete with a high-specification newly fitted kitchen ideal for both everyday family life and entertaining guests. There is also a separate utility room with internal access to the integral garage. Upstairs, the home continues to impress with four well-proportioned bedrooms. The master bedroom benefits from a stylish en suite shower room, and a modern family bathroom serves the remaining bedrooms. The property also benefits from gas-fired central heating, double glazing, and is presented in superb decorative order throughout. Externally, this home enjoys excellent kerb appeal with off-road parking to the front. To the rear, you'll find a beautifully landscaped private garden, offering a peaceful retreat with a sandstone patio, a lush lawn, and a luxurious hot tub perfect for unwinding or entertaining in style. This is a rare opportunity to acquire a home of such quality, space, and finish in this desirable location. Viewings are highly recommended please contact the owners' agents today to arrange your immediate appointment and avoid disappointment.







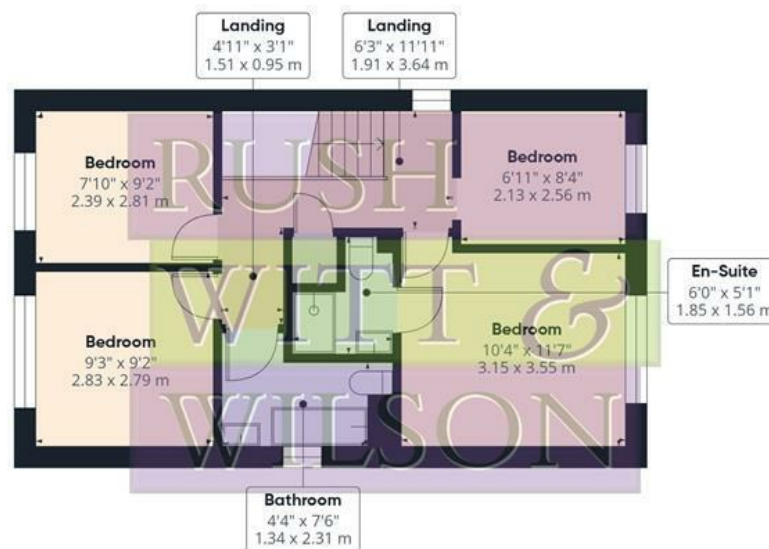


Floor 0

Approximate total area^{m)}

1388 ft²

128.9 m²



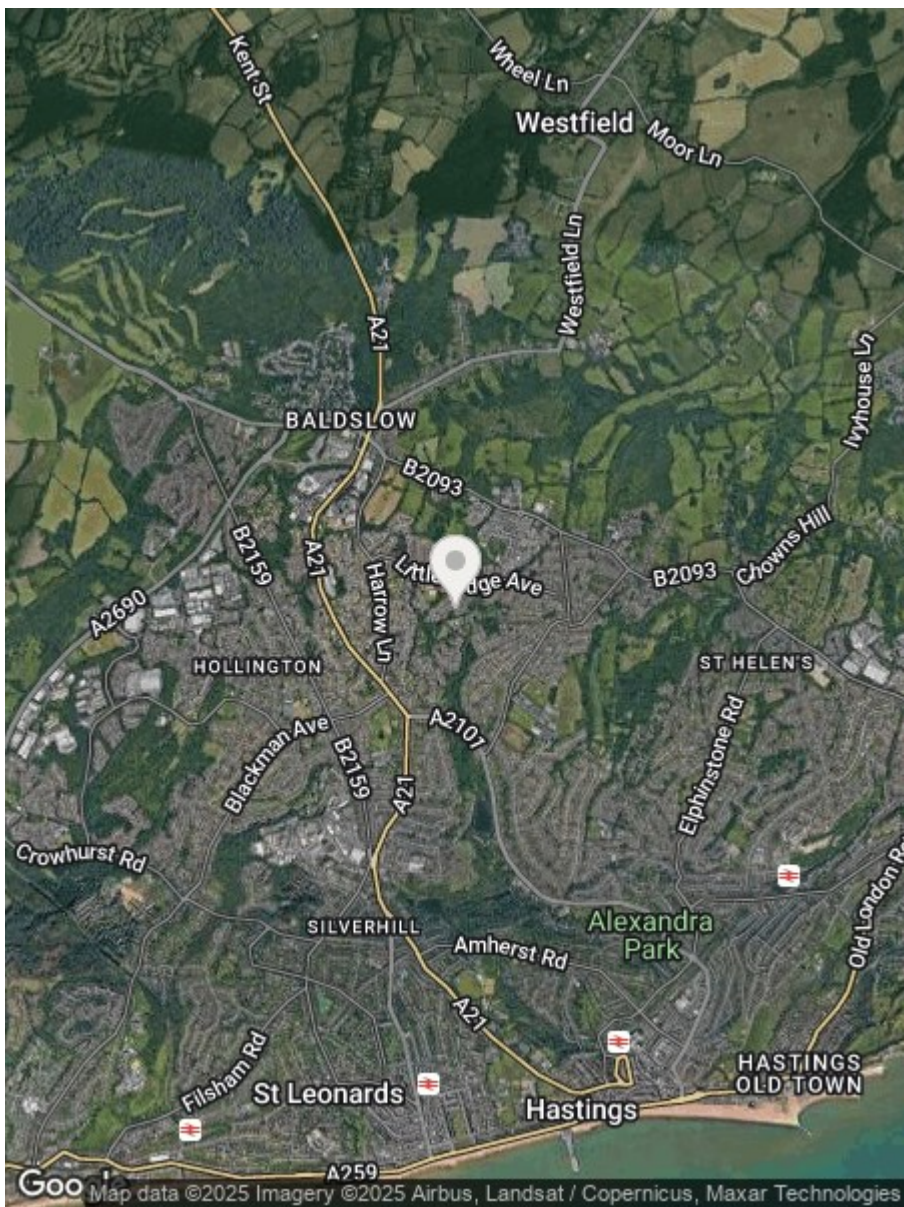
Floor 1

(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 are based on RICS IPMS 3C standard.

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 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	

**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**