

**RUSH
WITT &
WILSON**



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4 The West Trees Beauharrow Road, St. Leonards-On-Sea TN37 7FH
Offers In The Region Of £550,000 Freehold

A beautifully presented and aesthetically pleasing detached family home, offering generous living accommodation, four bedrooms, excellent versatility and a range of modern features throughout. The first floor provides four well-proportioned bedrooms, including two with en-suite shower rooms, complemented by a stylish main family bathroom with both bath and shower facilities. On the ground floor, a welcoming entrance hallway leads into a comfortable living room featuring a charming log burner, creating a warm and inviting focal point. There is also a versatile office/study, which could easily be used as an occasional fifth bedroom if required. The modern kitchen is both spacious and practical, with ample room to incorporate a dining area, making it an ideal space for family meals and entertaining. A separate utility room provides additional convenience and storage. The property also benefits from an integral garage with direct access, alongside off-road parking. Outside, the rear garden is flat and predominantly laid to lawn, providing a lovely, manageable space for children, pets, entertaining or simply enjoying the outdoors. Further benefits include solar panels, adding an energy-efficient feature to this attractive family home. With its generous accommodation, versatile spaces, modern bathrooms, garage, parking and appealing garden, this property offers a fantastic combination of comfort and practicality for modern family living.









Floor 0



Floor 1

Approximate total area⁽¹⁾

155.9 m²

1678 ft²

Reduced headroom

0.3 m²

3 ft²

(1) Excluding balconies and terraces

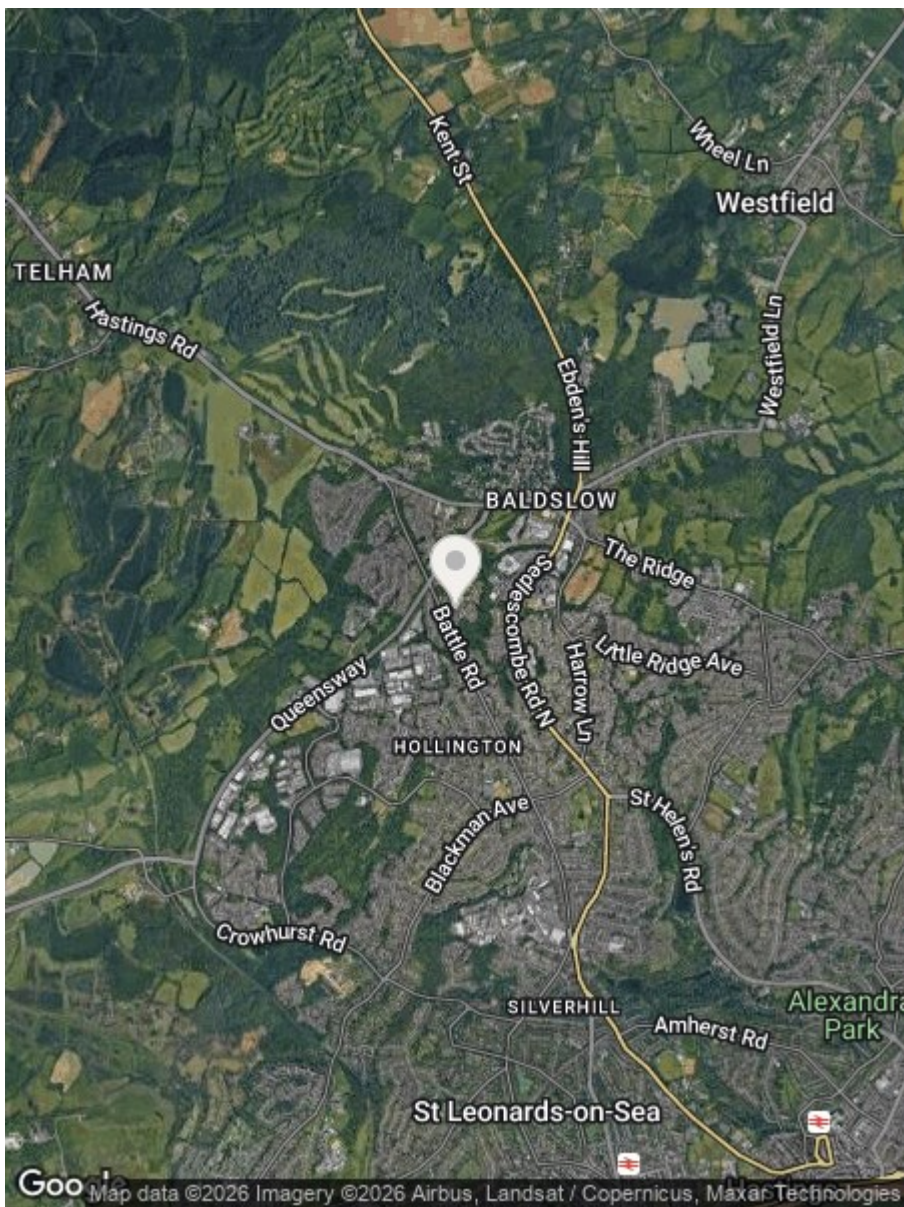
Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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	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	

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.

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