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**12 Coxheath Close, St. Leonards-On-Sea, East Sussex TN38 8ES  
Guide Price £375,000 - £400,000**

**\*\*\*GUIDE PRICE £375,000 - £400,000\*\*\***

This beautifully presented three-bedroom detached family home is ideally situated in a peaceful cul-de-sac, conveniently located near the historic market town of Battle, known for its excellent schools, mainline railway connection to London Bridge in under 1 hour 10 minutes, independent cafes and restaurants, also within easy reach of Hastings town centre. The property has been extensively improved by the current owners and offers spacious accommodation across three floors. The ground floor features a 24'5ft reception room with Herringbone flooring and a large double-glazed front window, a separate utility room, and a downstairs WC. On the first floor, you'll find a large open-plan lounge-diner with French doors leading to the garden, and a modern fitted kitchen equipped with integrated Bosch appliances, a Samsung induction hob, and more. The top floor boasts three bedrooms, all with built-in wardrobes. The master bedroom includes a stylish en-suite with a rainfall shower, and there is an additional modern family bathroom. Externally, the property benefits from a private rear garden and off-road parking for up to three vehicles on a block-paved driveway.





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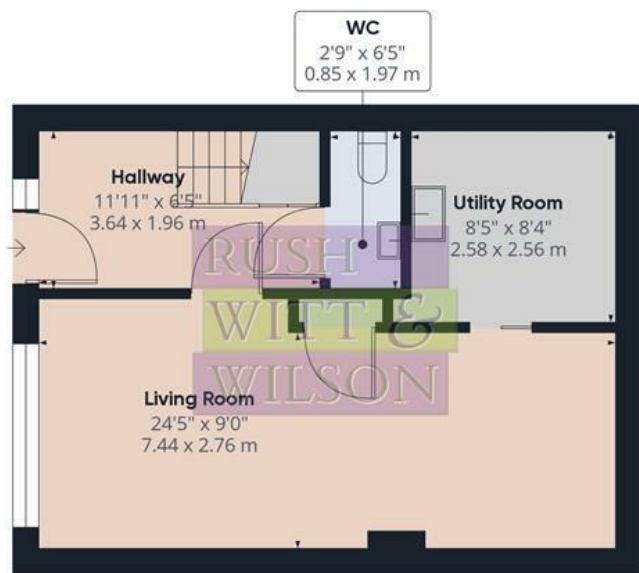
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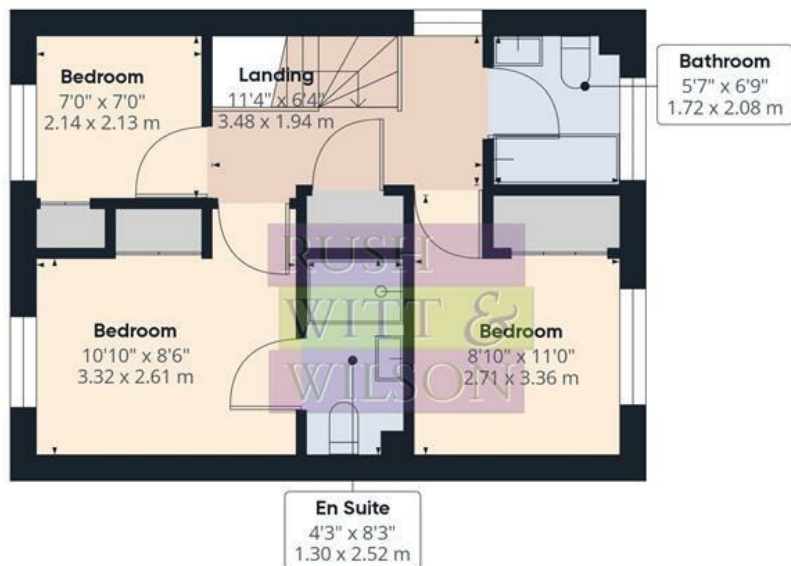
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Floor 0



Floor 1



Floor 2

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

1187.37 ft<sup>2</sup>

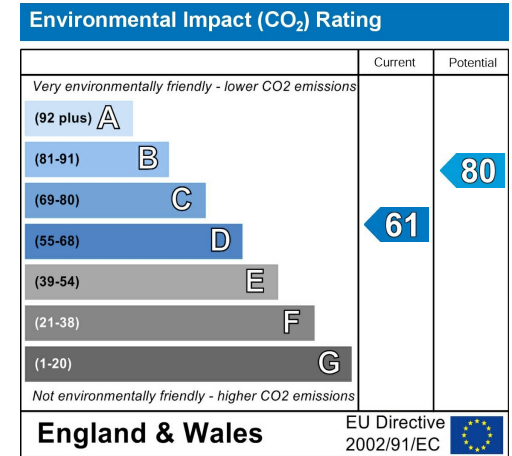
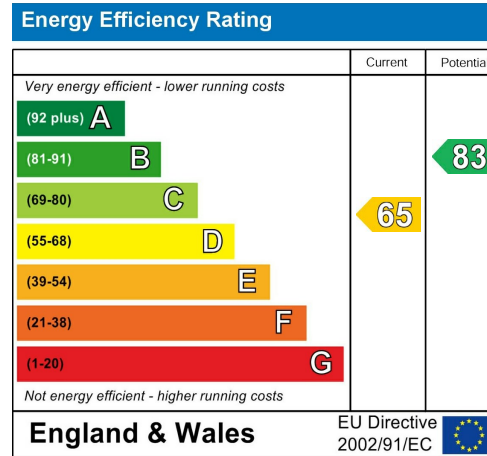
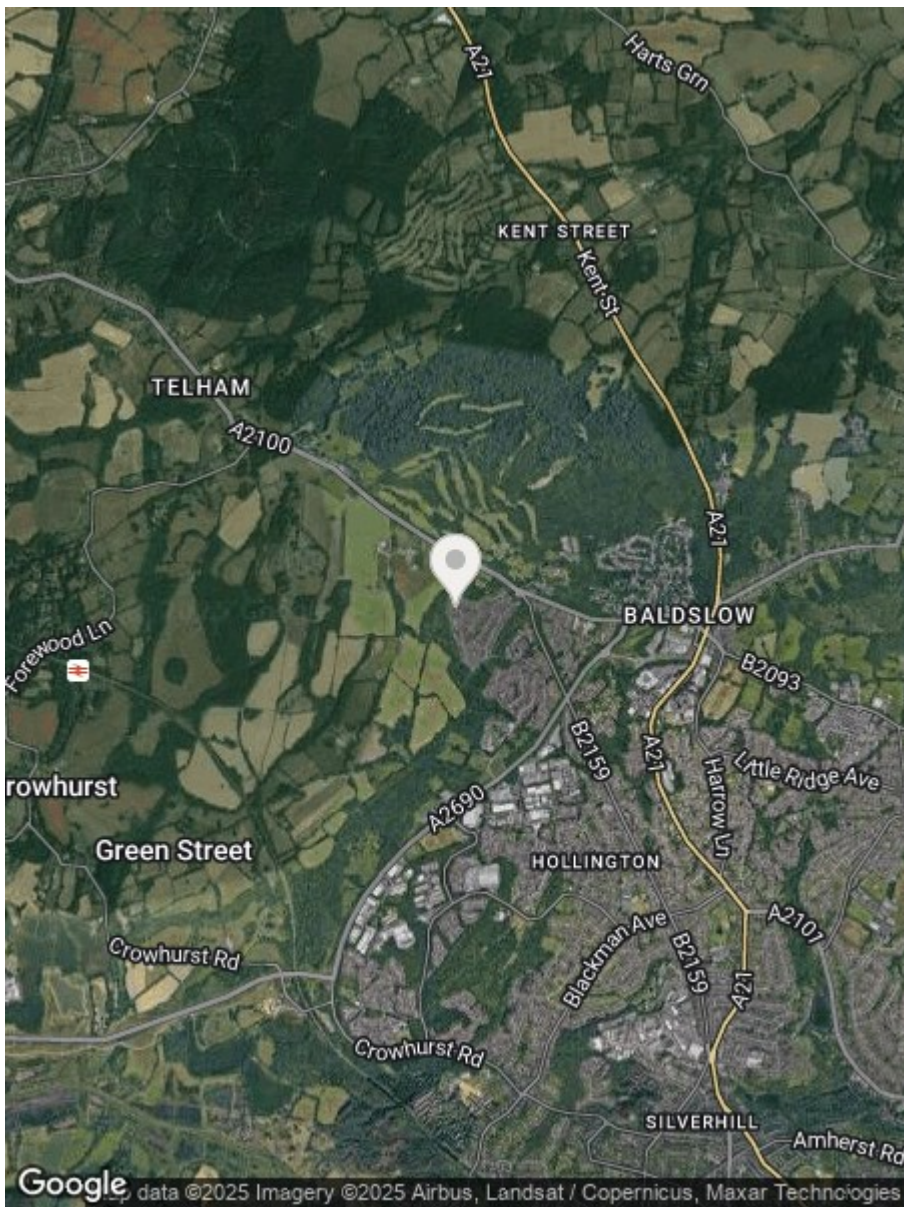
110.31 m<sup>2</sup>

(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.

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**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**