

**RUSH  
WITT &  
WILSON**



**45 Truman Drive, St. Leonards-On-Sea, TN37 7TH**  
**Price Guide £500,000 - £525,000 Freehold**

**\*\*CHAIN FREE\*\* GUIDE PRICE £500,000 - £525,000\*\***

Nestled in the charming estate of High Beech, this immaculate three-storey executive style detached family home on Truman Drive, offers a perfect blend of modern living and comfort. As you enter, you will find a well-appointed bedroom on the ground floor, complete with its own en-suite bathroom, providing convenience and privacy for guests or family members. The middle floor boasts a beautifully designed sitting room that invites relaxation, alongside a modernised kitchen and dining area, ideal for family gatherings and entertaining. This house also benefits from far-reaching views, allowing you to enjoy the picturesque surroundings from the comfort of your home. Ascending to the upper floor, you will discover four spacious bedrooms, including another en-suite, as well as a family bathroom that caters to the needs of a busy household. Each room is designed to maximise space and light, ensuring a warm and welcoming atmosphere throughout. The property is further enhanced by a stunning tiered rear garden, perfect for outdoor activities and enjoying the fresh air. Additionally, off-road parking is available, along with a double garage that has been cleverly adapted to include a storage area, providing ample space for your belongings. This exceptional family home is not only a sanctuary of comfort but also a wonderful opportunity to enjoy the vibrant community of St. Leonards-On-Sea. With its modern amenities and beautiful surroundings, it is a property that truly deserves your attention.





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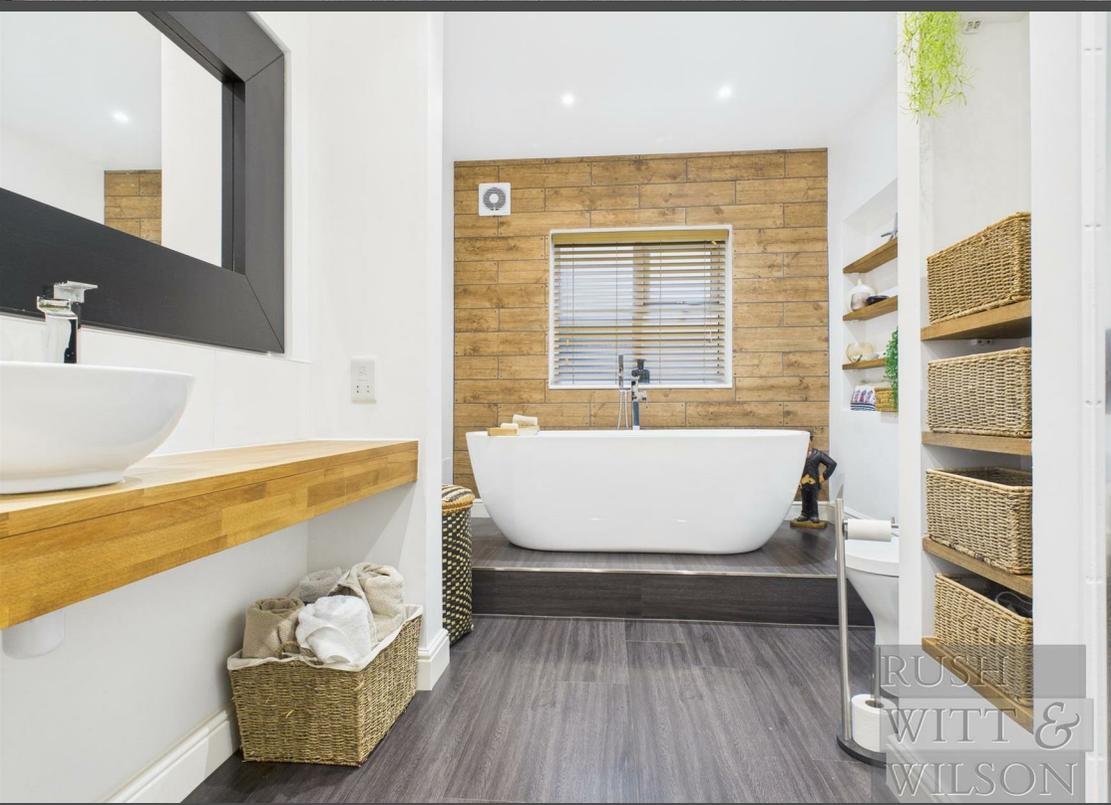
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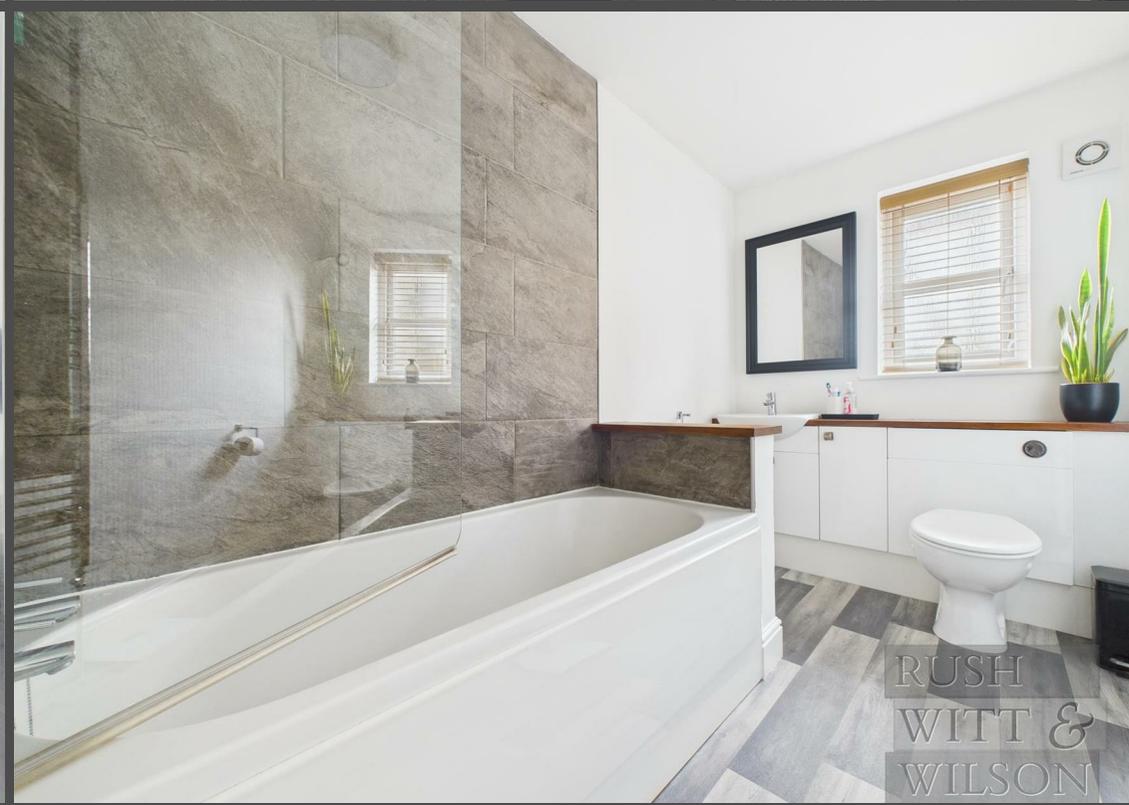
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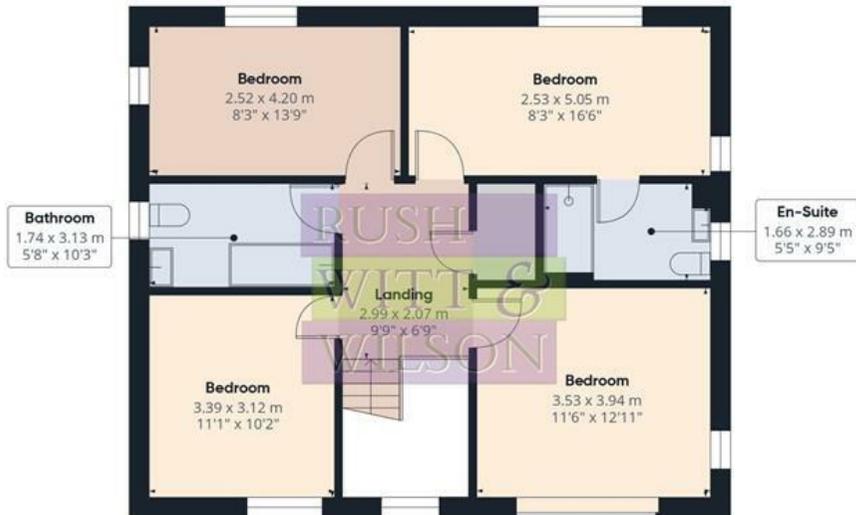
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**Floor 0**



**Floor 1**



**Floor 2**

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

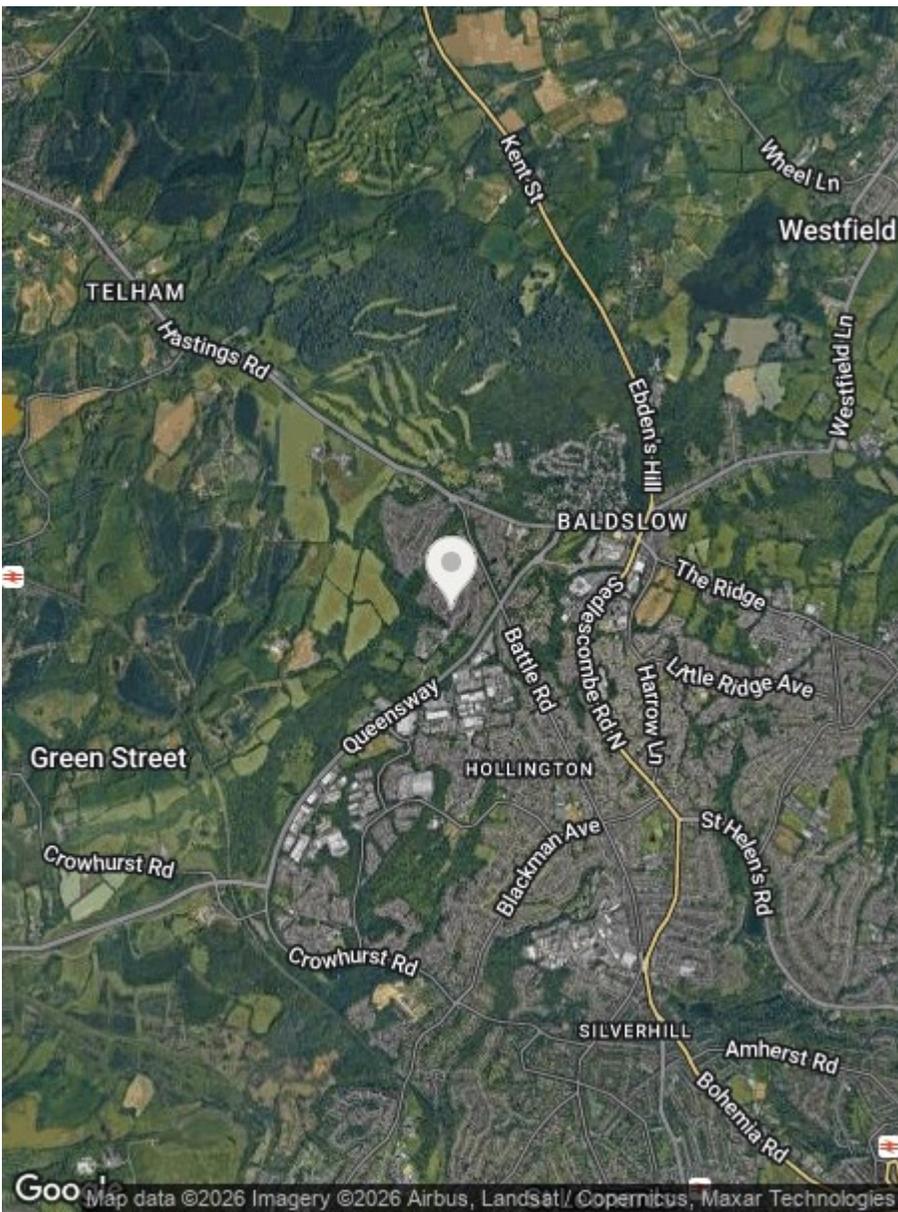
201.7 m<sup>2</sup>

2172 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		
	75	78
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	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:

- 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).
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