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**26 Stonebeach Rise, St. Leonards-On-Sea, TN38 8EN**  
**Guide Price £500,000 Freehold**

**\*\* GUIDE PRICE £500,000 - £525,000 \*\*** 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.





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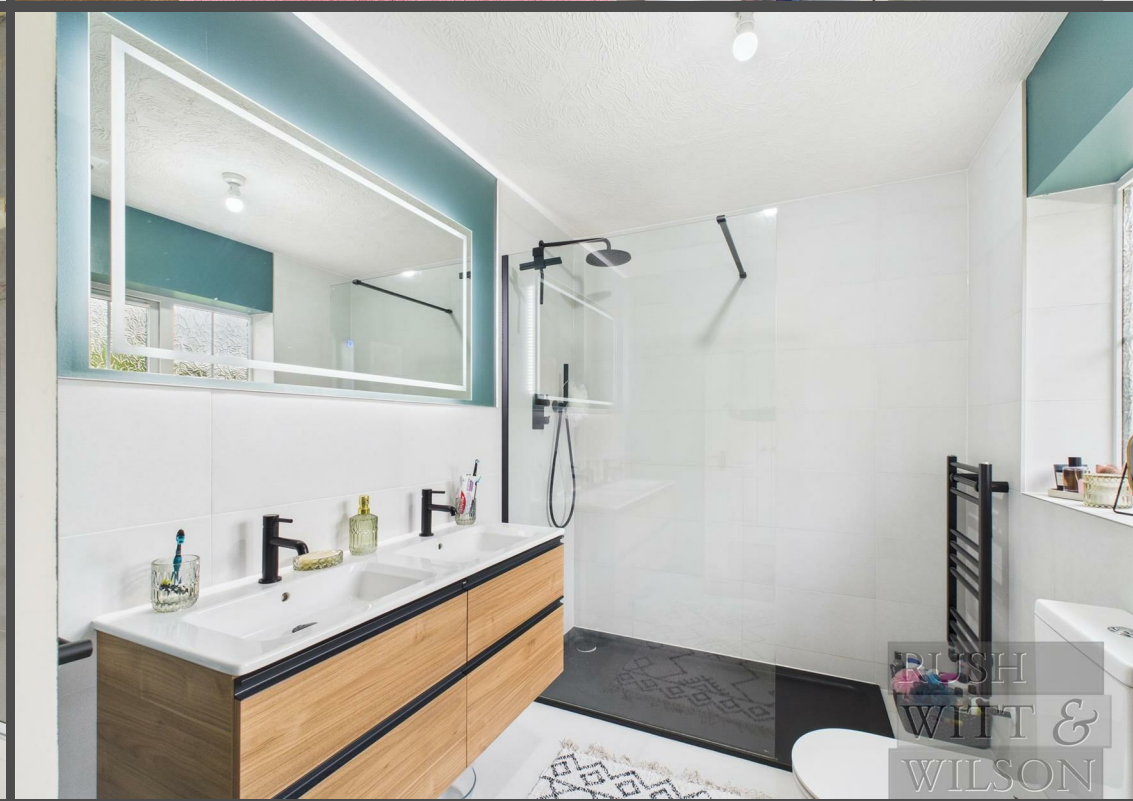
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



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

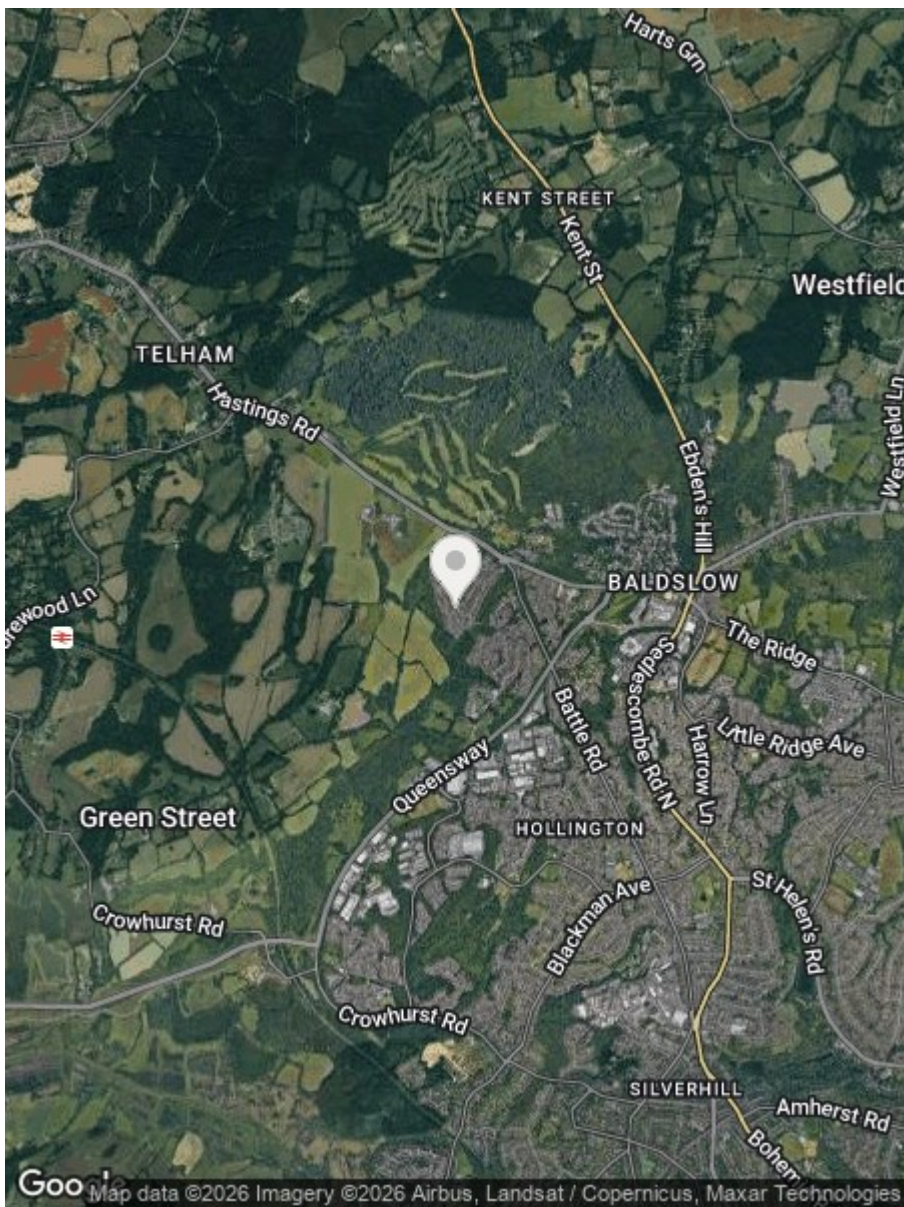
170.1 m<sup>2</sup>

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:

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4. VAT: The VAT position relating to the property may change without notice.
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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**