

**RUSH
WITT &
WILSON**



**3 Wood View, St. Leonards-On-Sea, TN37 7FL
Offers In Excess Of £600,000 Freehold**

An exceptional opportunity to acquire this beautifully presented ****FOUR BEDROOM EXECUTIVE DETACHED FAMILY HOME****, discreetly positioned within an exclusive ****GATED DEVELOPMENT**** of just three individual residences. Offering spacious, contemporary accommodation throughout, the property also benefits from a substantial ****LOFT SPACE****, presenting excellent potential for conversion into additional living accommodation, subject to the necessary planning permissions and building regulations.

The accommodation is arranged over two thoughtfully designed floors, beginning with a welcoming entrance hall that immediately showcases the quality and space on offer. The elegant ****DUAL ASPECT LIVING ROOM****, centred around a charming ****WOOD-BURNING STOVE****, provides the perfect place to relax, while the true focal point of the home is the impressive ****OPEN PLAN KITCHEN, DINING AND FAMILY ROOM****. Designed with modern family life in mind, this stunning space enjoys bi-folding doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living. A separate ****UTILITY ROOM**** and a convenient ****GROUND FLOOR CLOAKROOM**** complete the ground floor.

The first floor offers a spacious galleried landing leading to ****THREE GENEROUS EN-SUITE DOUBLE BEDROOMS****, a further well-proportioned ****DOUBLE BEDROOM****, and a beautifully appointed ****FAMILY BATHROOM****, providing flexible accommodation for growing families or visiting guests. Outside, the property continues to impress with a ****GARAGE**** featuring an electric roller door, ample off-road parking, and a private, family-friendly rear garden. The garden has been thoughtfully landscaped to include a composite decked seating and entertaining area alongside a level lawn, creating the perfect setting for outdoor dining, family gatherings or simply unwinding.

Situated in one of St Leonards' most desirable locations, this outstanding home offers an enviable combination of privacy, security and convenience.





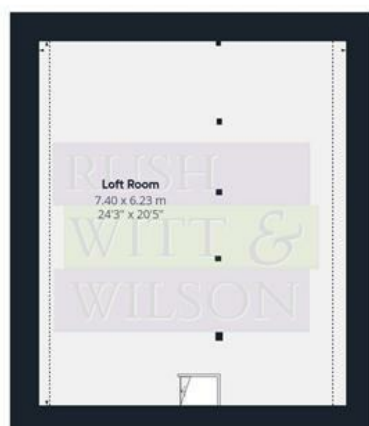




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

231.7 m²

2494 ft²

Reduced headroom

7.4 m²

80 ft²

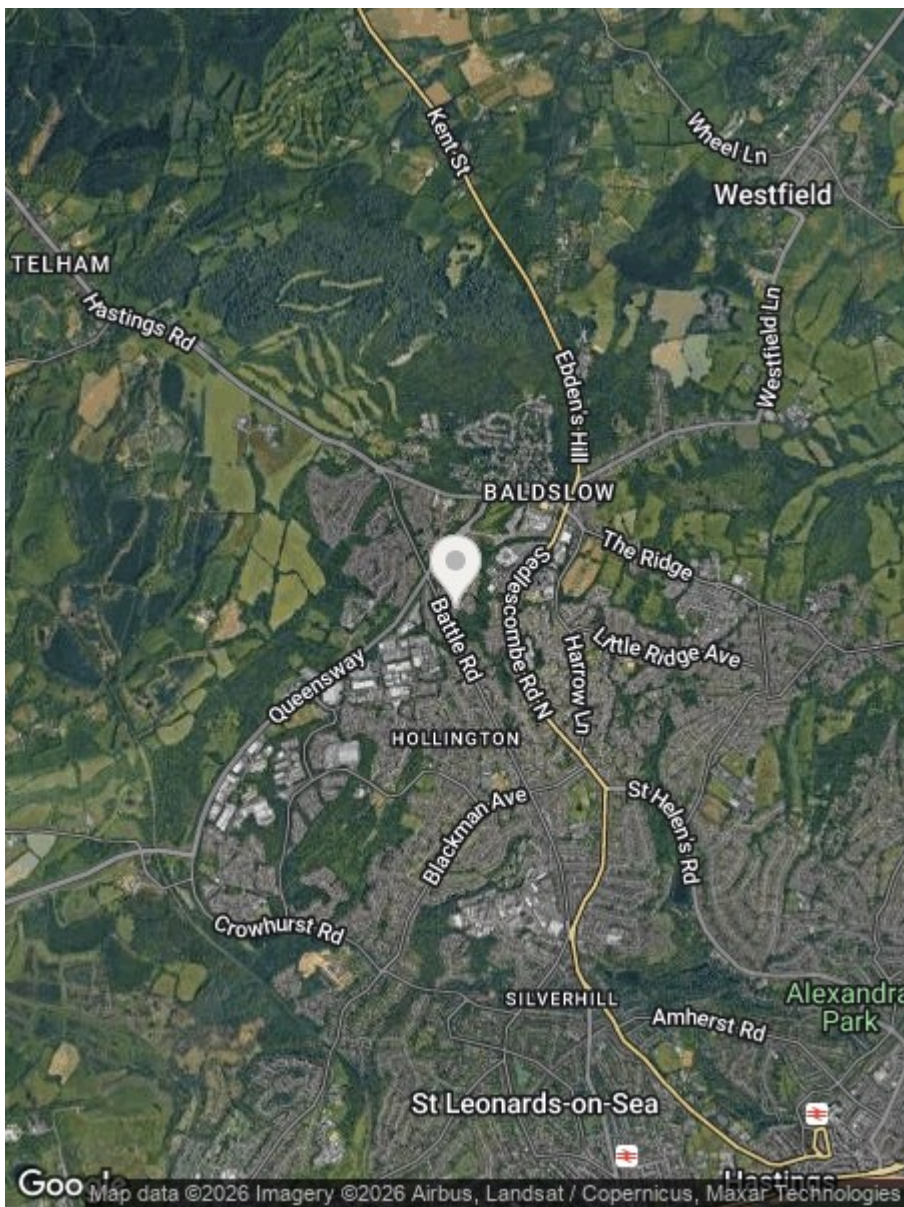
(1) Excluding balconies and terraces

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.

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	

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:

1. 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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**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**