

RUSH
WITT &
WILSON



RUSH
WITT &

**Ashbrook Place, 268a Sedlescombe Road North, St. Leonards-On-Sea, TN37 7JL
£575,000 Freehold**

A truly exceptional and one-of-a-kind traditionally constructed new build, designed to replicate the elegance and proportions of a Victorian home while delivering modern efficiency and comfort.

Built in natural stone with thick masonry walls, this freehold property offers a solidity and acoustic performance rarely found in contemporary developments.

Rosewood heritage-style sash windows, high ceilings, detailed cornicing, coffered ceilings, custom made architraves, deep skirting boards and solid walnut internal doors all reinforce the craftsmanship and architectural quality throughout.

The welcoming entrance hall leads to a bay-fronted lounge with herringbone flooring and decorative detailing. The impressive open-plan kitchen and living space features quartz worktops, integrated appliances, a feature island and dramatic ceiling design, with elegant arched glazing opening onto a raised deck and private west-facing garden ideal for entertaining. Underfloor heating serves the lounge, kitchen and bathrooms, complemented by gas central heating. Bathrooms are finished in marble-effect porcelain with contemporary fittings, delivering both durability and style. Upstairs are two generous double bedrooms, including a principal suite with built-in wardrobes and en-suite shower room. The home benefits from enhanced sound insulation with 15mm acoustic soundboard, a 10-year new build warranty and a B energy rating, ensuring comfort and efficiency. Externally, there is a private west-facing garden with raised decking, allocated parking and additional communal parking. A rare opportunity to acquire a substantial, architecturally detailed home that perfectly balances period character with high-specification modern living.



RUSH
WITT &
WILSON

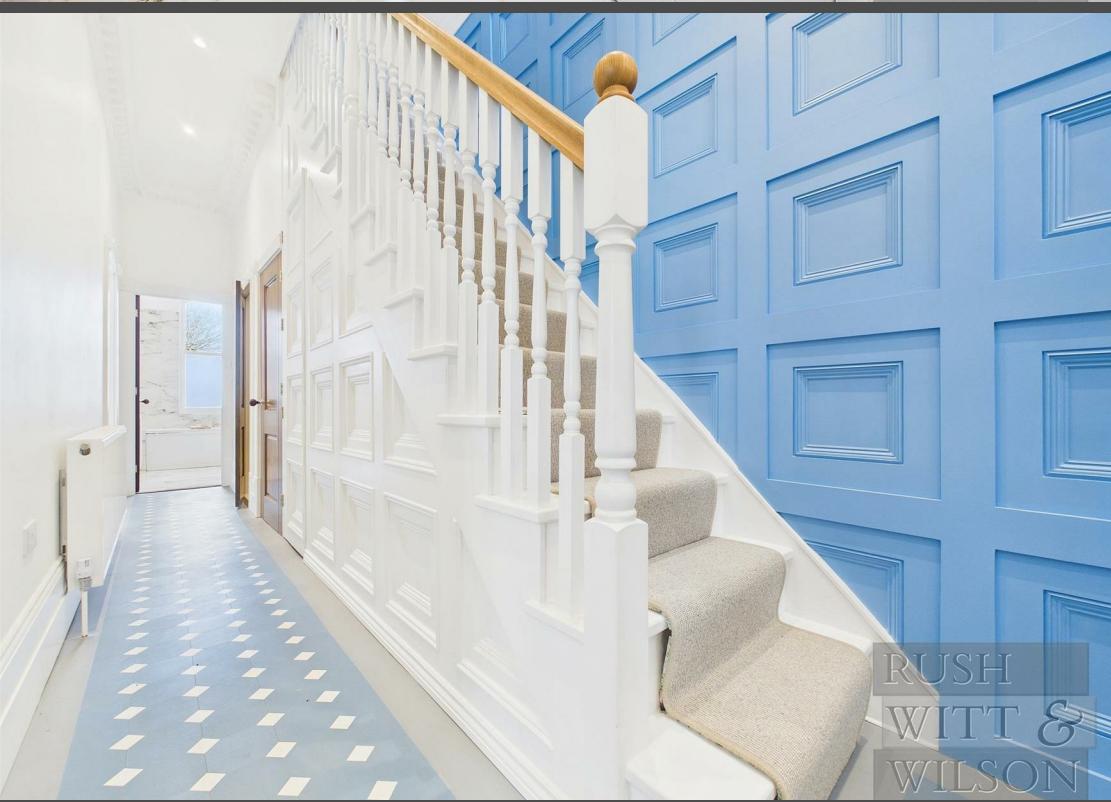




RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



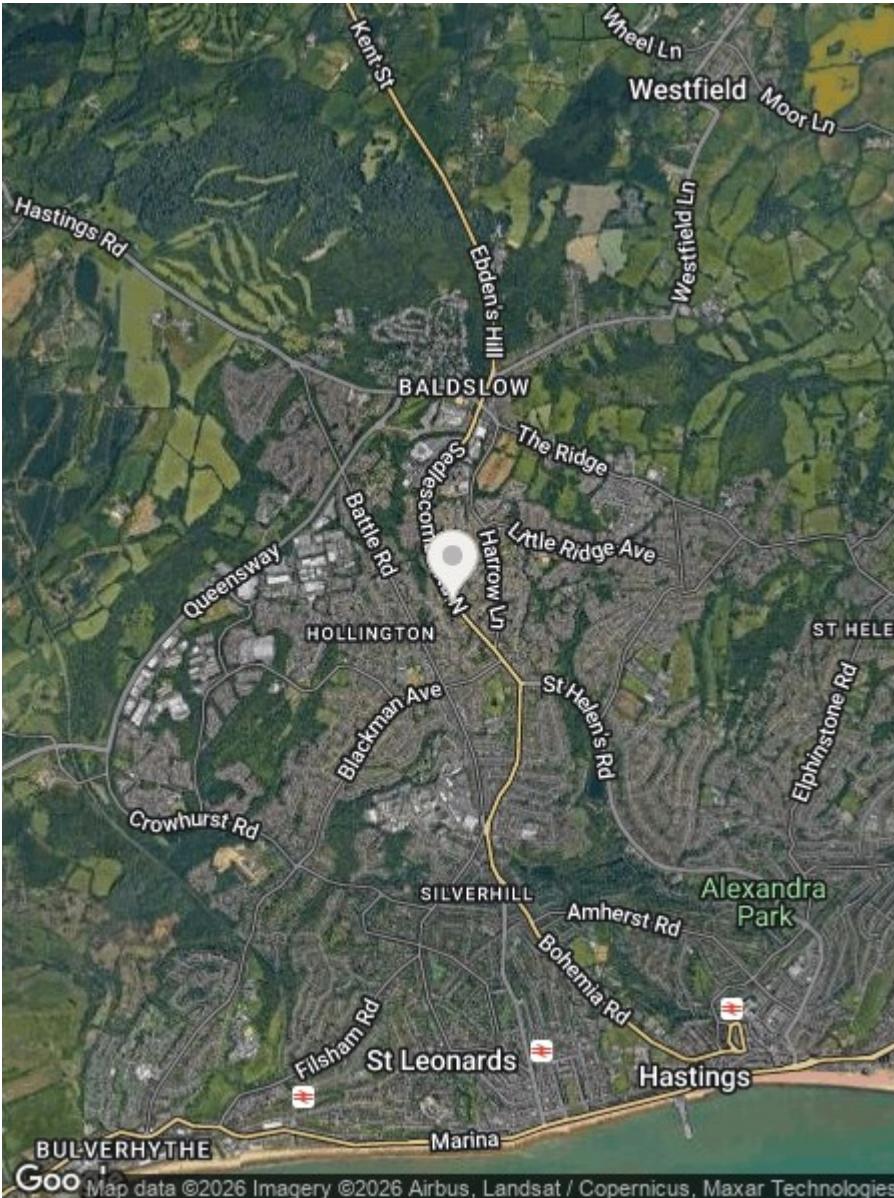
Approximate total area⁽¹⁾

102.5 m²
1105 ft²



(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.



**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



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 - TBA

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).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**Rother House Havelock Road
Hastings
East Sussex
TN34 1BP**
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk