

**RUSH  
WITT &  
WILSON**



**48 Baldslow Down, St. Leonards-On-Sea, East Sussex, TN37 7NJ.  
£700,000 - £725,000 Guide Price.**

**£700,000 - £725,000 Guide Price. An exceptionally well presented four bedroom detached executive family home extending to over 1800 sqft offering both stylish and luxurious living accommodation generously arranged over two floors. Having been extensively renovated by the present owners to a very high standard this delightful home offers a bright an open plan living space to the ground floor with polished marble floor tiling throughout comprising a reception hallway with wet room and WC, 20ft living room with open fireplace and French doors to the rear garden, stunning 21ft kitchen with high specification appliances, large laundry room with built in cupboards, impressive 23ft double aspect dining room and further music room with fitted wood burning stove and bar. To the first floor offers a spacious landing serving four luxurious double bedrooms including a double aspect master bedroom with walk-in wet room in addition the main bathroom suite complete with double ended slipper bath suite, walk-in shower with marble tiling. Externally the property enjoys a large rear garden predominantly laid to lawn enclosed by established Rhododendron and pine trees boundaries complete with contemporary full width porcelain tiled terrace providing the ideal alfresco dining or entertaining area. To the front offers ample off road parking over a tarmac driveway. The property is located within a quiet residential area of St Leonards On Sea conveniently positioned to the A21 and just 4 miles from Battle mainline station. The area offers an excellent choice of both state and private education facilities and the popular village of Westfield located just 1.5 mile away offering a local convenience store, butchers and New Inn pub serving food.**



### **Front**

Large tarmac driveway to front providing ample off road parking, access to each side elevations with open access to the rear garden, specimen Pine trees to side boundary, external part-glazed door to laundry room, external tap, power points and lighting, covered entrance with hardwood front door.

### **Reception hall**

Hardwood front door with leaded viewing pane, polished marble floor tiling, inset ceiling downlights, low level cupboard housing the electrics, internal door to wet room / WC, further pendant lighting, power points, open access to living room, kitchen and music room.

### **Wet room / WC**

6'4 x 4'8 (1.93m x 1.42m)

Internal door, marble floor and wall tiling, walk-in wet room with glass screen and concealed shower mixer with contemporary brass furniture, concealed push flush WC, ceiling downlights and extractor fan, vanity with marble counter top basin.

### **Living room**

20' x 13'5 (6.10m x 4.09m)

Open access from the reception hall, continuation of the polished marble floor tiling, French doors to rear terrace, UPVC window to front aspect with fitted plantation shutter blind, internal door to laundry room, painted wall panelling, cast iron open fireplace with hardwood timber surround, radiator, power points, ceiling downlights and additional wall lighting.

### **Laundry room**

13'5 x 8'6 (4.09m x 2.59m)

Internal door, continuation of the polished marble floor tiling, part-glazed external door to side, UPVC windows to front and rear aspects, radiator, ceiling downlights, fitted base units with granite counter tops, under mounted FRANKE basin with drainer and tap, plumbing for both washing machine and tumble dryer, above counter level power points, tower unit with built in shelving, further built in cupboards via white washed doors with space for tower fridge and freezer.

### **Kitchen**

21'8 x 9'6 (6.60m x 2.90m)

Open access from reception hall, continuation of the polished marble floor tiling, UPVC window and French doors to the rear garden, open access to dining room, ceiling downlights, kitchen hosts a variety of matching base and wall units with wood effect doors beneath quartz counter tops complete with matching upstands and splashback, variety of power points, fitted BORA induction hob with inset extractor fan, pendant lighting over, under mounted marble basin, integrated Miele dishwasher, fitted twin eye level BOSCH ovens each with warming drawers below, tower larders with pull put trays storage, full height integrated fridge and freezer.

### **Dining room**

22'3 x 8'8 (6.78m x 2.64m)

Continuation of the polished marble floor tiling, UPVC window to side and rear each with fitted plantation shutter blinds, two radiators, space for dining table and chairs, painted wall panelling, open access to music room and bar, ceiling downlights with further pendant lighting, power points.

### **Music room / bar**

12' x 12' (3.66m x 3.66m)

Open access from reception hall and dining room, continuation of the polished marble floor tiling, UPVC window to front with fitted plantation shutter blind, staircase to first floor accommodation, radiator, ceiling downlights, fireplace housing a cast iron wood burning stove, fitted base unit with integrated dishwasher, marble counter top with splashback, under mounted basin with glass rinser, power points, wall units with display cabinets.

### **Stairs and landing**

Painted timber staircase with carpeted runner, UPVC window to side aspect with fitted plantation shutter blind, carpeted landing, pendant lighting, two UPVC windows to front, power points, ceiling downlights.

### **Bedroom 3**

12' x 12' (3.66m x 3.66m)

Internal door, carpeted flooring UPVC window to front aspect with fitted plantation shutter blind and radiator below, further window to side with blind, pendant light, power points.

### **Family bathroom**

8'8 x 5'9 (2.64m x 1.75m)

Internal door, marble floor tiling with under floor heating, obscure window to side, access panel to loft, marble wall tiling, walk-in shower enclosure with screen and contemporary brass furniture, vanity unit with pull out drawers below, countertop basin and tap, push flush WC, double ended slipper bath suite with freestanding brass taps and rinser, shaver point, ceiling downlights and extractor fan.

### **Bedroom 4**

13'9 x 9'7 (4.19m x 2.92m)

Internal door, carpeted flooring two UPVC windows to rear aspect, radiator, feature timber wall panelling, pendant light, power points.

### **Bedroom 2**

13'3 x 10'1 (4.04m x 3.07m)

Internal door, carpeted flooring, UPVC windows to rear aspect, radiator, feature timber wall panelling, pendant light, power points.

### **Bedroom 1**

14'6 x 13'5 (4.42m x 4.09m)

Internal door, carpeted flooring tow UPVC windows to front with fitted plantation shutter blind, further window to rear aspect with radiator below, feature timber wall panelling, ceiling downlights and further bedside pendant lighting, access panel to loft, open access to wet room, power points.

### **En-suite shower room**

5'1 x 4'7 (1.55m x 1.40m)

Open access from bedroom, marble effect floor and wall tiling, under floor heating, obscure window to front aspect, open shower enclosure with stainless steel shower furniture, push flush WC, counter top basin with concealed taps, ceiling lights and extractor fan.

### **Rear garden**

Contemporary full width porcelain terrace from the rear elevations providing an ideal alfresco dining, relaxing or entertaining area, open access to each side elevations, external lighting and power points, external French doors to both living room and kitchen severally, terrace leads onto a level area of lawn enclosed established boundaries forming part specimen Rhododendron and Pine trees, low level close board fencing, brick paved path leading to a garden shed to one end.

### **Services**

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council. Band E.

Warrior Square station - 3.3 miles.

Battle Mainline station 4.1 miles.

### **Agents note**

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	

England & Wales EU Directive 2002/91/EC 
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