

**RUSH  
WITT &  
WILSON**



**26 Edinburgh Road, St. Leonards-On-Sea, East Sussex TN38 8DB  
£385,000**

**An opportunity to acquire this exceptionally well presented three bedroom semi-detached house ideally situated in this sought after location of St Leonards. Having been renovated and modernised by the vendor to an exceptional standard throughout, the property comprises stunning modern fitted kitchen/breakfast room, lounge, three bedrooms, modern fitted bathroom, porch, rear lobby/utilityroom and ground floor wc. Other internal benefits include gas central heating to radiators, double glazed windows and ample storage space throughout. Externally the property boasts a large south facing garden with raised patio, whilst to the front of the property there is a front garden and a blocked paved driveway providing off road parking for multiple vehicles with access to a large detached garage. Conveniently situated within easy access to local amenities and local schools, whilst only still being a short walk to the beach, viewing comes highly recommended by RWW to appreciate this stunning property in this popular location. OFFERED WITH NO ONWARD CHAIN.**



**Entrance Porch**

7'10" x 5'7" (2.40 x 1.72)

Double glazed front door leading to entrance porch, with double aspect, double glazed windows to the front and side elevations, radiator, tiled floor, double glazed internal window, obscured glazed timber glazed front door leading to the entrance hall.

**Entrance Hall**

]Double glazed internal window looking back through to porch, stairs leading to first floor.

**Kitchen/Breakfast Room**

23'8" x 10'3" (7.22 x 3.14)

Double aspect, double glazed window to the front and side elevations with a set of double glazed French doors giving access onto the large garden, one modern radiator, modern fitted kitchen with a range of matching wall and base level units with solid quartz worktop surfaces, large walk in corner larder style cupboard, integrated fridge/freezer, integrated electric double oven, integrated dishwasher, integrated wine cooler, large single sink with drainer with a modern four in one tap providing instant hot water and filtered water, integrated pull out bin, work top mounted five ring burner gas hob with modern fitted extractor hood above, breakfast bar, recessed ceiling 'smart' spotlights, integrated ceiling speakers.

**Lounge**

13'9" x 10'9" (4.20 x 3.30)

Double aspect, double glazed windows to the side and front elevations, modern inset fireplace, fitted alcove shelving, alcove space for tv and sound bar, fitted shelving unit with secret door to large under stairs storage cupboard housing the modern electric consumer unit and electric meter, with ample storage space, additional storage cupboard housing the gas central heating commination boiler, recessed ceiling spotlights, door leading to side lobby.

**Side Lobby**

5'0" x 3'2" (1.53 x 0.98)

Double glazed windows to the side elevation, obscured double glazed door to the rear elevation giving access to the side of the property, plumbing space for washing machine, recessed ceiling spotlights, access panel to loft.

**Ground Floor WC**

Double glazed window to the front elevation, heated chrome towel rail, low level wc, vanity unit with wash hand basin, mixer tap and storage cupboard beneath, part tiled walls, recessed ceiling spotlights

**First Floor Landing**

Recessed ceiling spotlights, access to loft space with fitted loft ladder, linen cupboard with slatted shelving.

**Bedroom One**

20'6" x 9'0" (6.25 x 2.75)

Double aspect, double glazed windows to the front and side elevations offering far reaching sea views, modern radiator, large range of fitted bedroom wardrobes all comprising hanging space and shelving, recessed ceiling spotlights.

**Bedroom Two**

13'10" x 8'9" (4.23 x 2.67)

Double aspect, double glazed windows to the front and side elevations, one modern radiator, built in storage cupboard with hanging space, recessed ceiling spotlights.

**Bedroom Three/Study**

10'4" x 4'6" (3.16 x 1.39)

Double glazed window to the side elevation offering stunning far reaching sea views, one modern radiator.

**Family Bathroom**

Obscured double glazed window to the side elevation, heated chrome towel rail, modern white suite comprising low level wc, vanity unit with wash hand basin, mixer tap and storage cupboard beneath, panelled enclosed bath with mixer tap, wall mounted shower unit with shower controls, rain effect showerhead, shower jets, lighting and shower attachment, part tiled walls, recessed ceiling spotlights, extractor fan, bathroom mirror with lighting.

**Outside****Front Garden**

Large blocked paved driveway providing off road parking for multiple vehicles, the front garden is mainly laid to lawn with a raised flowerbed, sandstone laid patio, gated access leading to the garden. To the side of the property there is a large open space suitable for storage leading to the detached garage.

**Detached Garage/ Workshop**

15'5" x 11'4" (4.71 x 3.46)

Eclectic roller door, light, power, fitted shelving/workbench, wall mounted electric heater, composite door giving side access into the garage.

**Garden**

Large south facing garden with raised sun patio laid with Indian sandstone, the rest of the garden is mainly laid to lawn with a raised flowerbed, garden fishpond, external power points, external lighting, boarded by closed board fencing.

**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.



GROUND FLOOR  
492 sq.ft. (45.7 sq.m.) approx.

DETACHED GARAGE  
188 sq.ft. (17.5 sq.m.) approx.

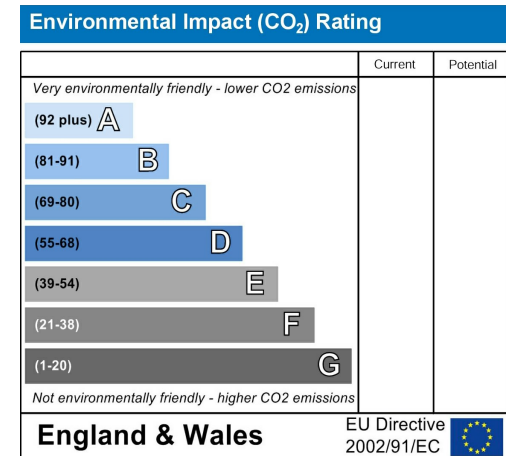
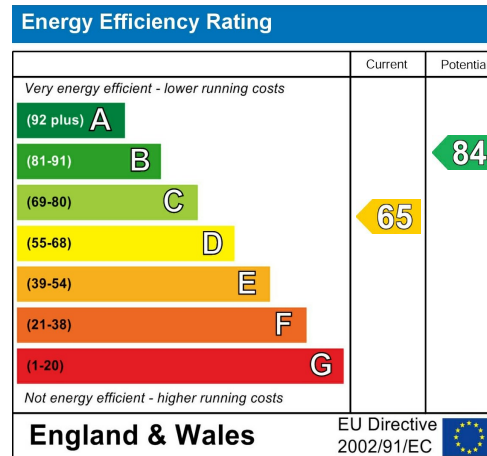
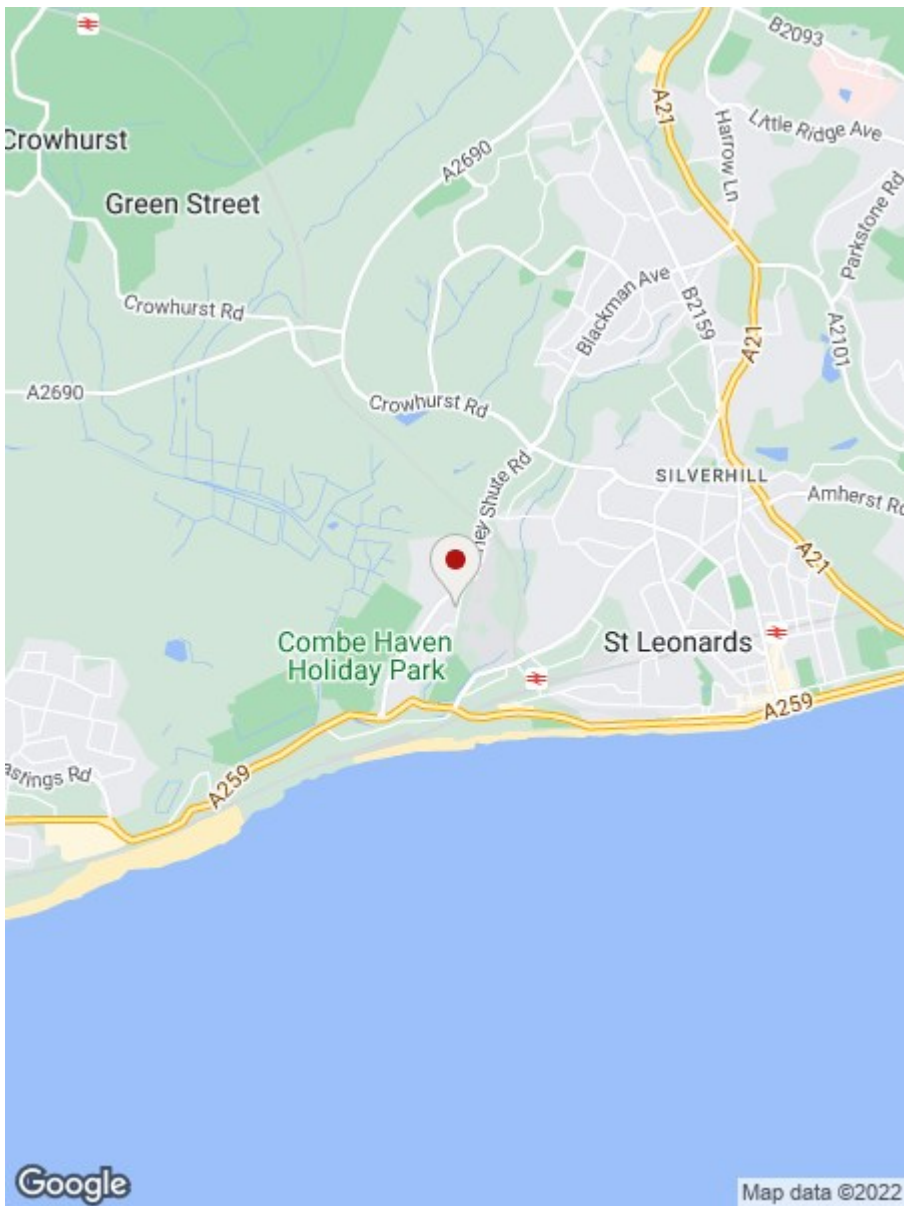


1ST FLOOR  
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1110 sq.ft. (103.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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