

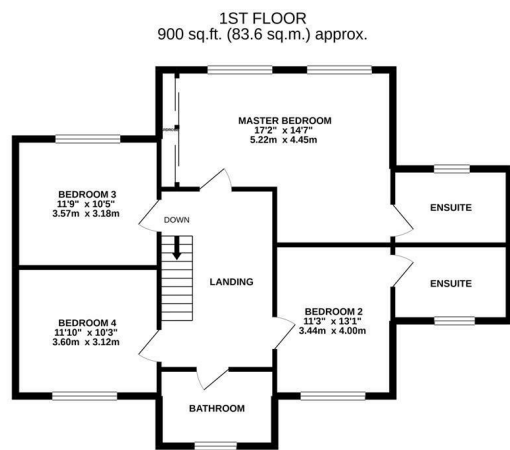
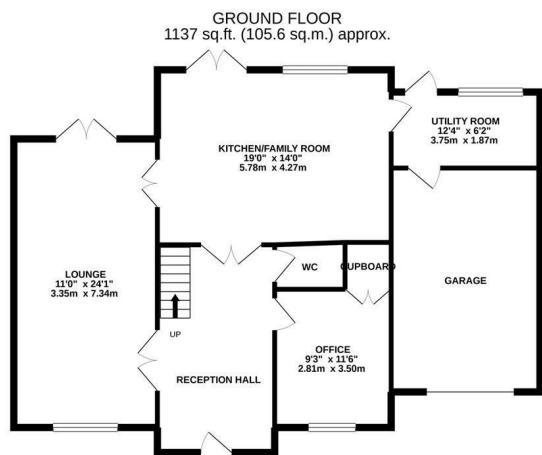


## The Russets, St. Leonards-On-Sea TN37 7FA

Offers in excess of £535,000



Detached LUXURY RESIDENCE set in an EXCLUSIVE DEVELOPMENT on the Northern outskirts of St. Leonards. This attractive home is ideally positioned for access to the A21 and in to Battle and having been CONSTRUCTED IN 2015 it retains five years of it's NHBC. The accommodation here span two generous storeys and offers a versatile space with a FREE FLOWING AND OPEN FEEL. The living room enjoys a DUAL ASPECT with patio doors leading out to the mature rear garden, there is a SECOND RECEPTION ROOM which is currently used as a home office. The STYLISH EAT IN KITCHEN sits at the rear of the property, offering plenty of space for a full dining table. With doors opening to the garden it's the hub of the family home. There is a handy downstairs cloakroom and a SEPARATE UTILITY ROOM which gives access to the INTEGRAL GARAGE. There are FOUR DOUBLE BEDROOMS on the first floor, two of which boast EN-SUITE SHOWER ROOMS with his and hers sinks. There master bedroom benefits from BUILT IN WARDROBES and here is also a beautiful family bathroom on this level with a freestanding bath. The ESTABLISHED is a particular feature here, it has been planted with mature trees, shrubs and a thriving vegetable patch. There is a charming wildlife pond and a paved seating area creating the PERFECT PLACE TO DINE AL-FRESCO. To the front of the property there is a driveway providing OFF ROAD PARKING and leads to the garage.



**TOTAL FLOOR AREA: 2037 sq.ft. (189.2 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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