

**RUSH  
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**49 High Beech Chalet Park Battle Road, St. Leonards-On-Sea, TN37 7BS  
Offers In Excess Of £140,000 Freehold**

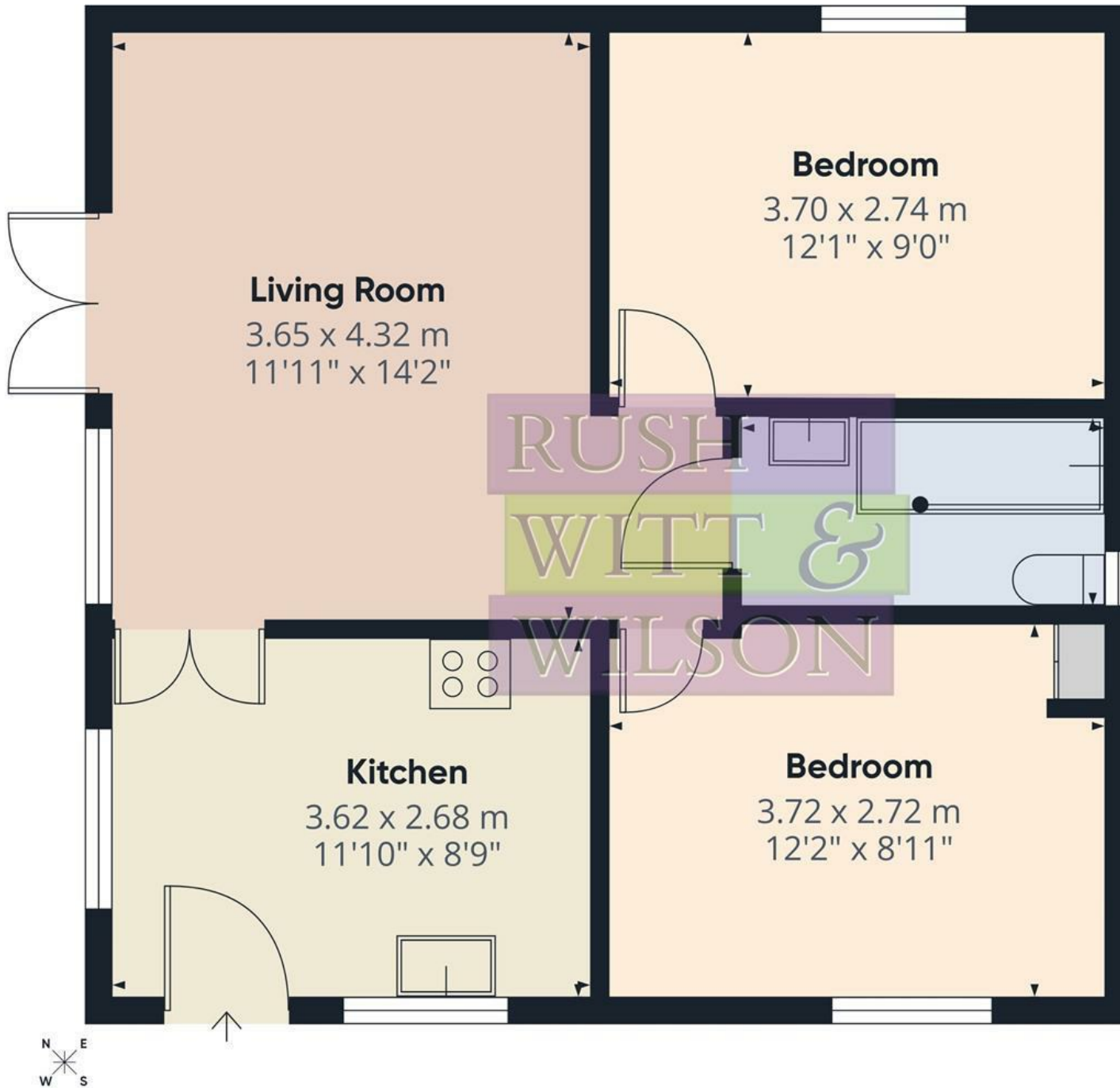
## Detached Chalet in Popular High Beech Chalet Park – Cash Buyers Only

A rare opportunity to acquire a detached chalet in the highly sought-after High Beech Chalet Park, ideal for cash buyers looking for a property they can truly make their own. Offering two generous bedrooms, a bright lounge, fitted kitchen, and bathroom, the home provides comfortable, versatile living throughout. Step outside to a small decked area, accessed directly from the lounge, perfect for enjoying peaceful moments or entertaining, and benefit from a shed/summerhouse plus additional rear storage, providing plenty of practical space. An allocated parking space completes the convenience. With its blank-canvas interiors, this chalet invites new owners to move in straight away and put their personal stamp on every room, creating a home tailored to their taste. Please note, this property is strictly cash-only, as it cannot be mortgaged. Set in a popular and tranquil location, this chalet combines charm, potential, and practicality, offering an exciting chance for buyers to create a home in a peaceful park setting.









**Bathroom**  
2.71 x 1.37 m  
8'10" x 4'6"

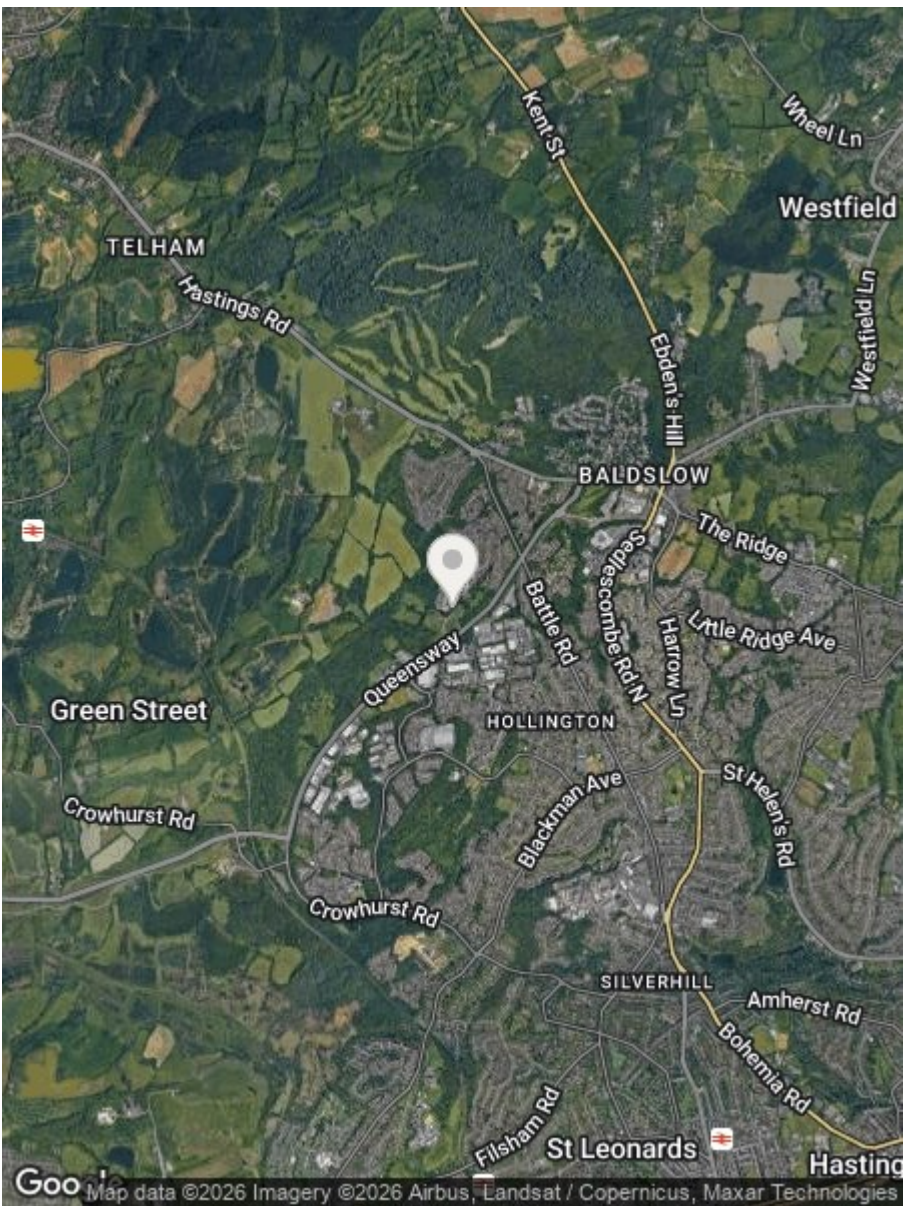
Approximate total area<sup>(1)</sup>

50.3 m<sup>2</sup>  
541 ft<sup>2</sup>

(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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>68</b>
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band - A

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:

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WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**88 High Street  
Battle  
TN33 0AQ  
Tel: 01424 774440  
battle@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**