

**RUSH
WITT &
WILSON**



**Flat 1 Southside Dane Road, St. Leonards-On-Sea, East Sussex TN38 0RX
£240,000**

This elegant and stylish two bedroom lower ground floor apartment is set in a characterful building at the top of Dane Road enjoying classic room proportions, high ceilings and plenty of space and light. The property enjoys its own entrance found to the left hand side and provides an entrance hall, a generous main reception room with rear bay and direct access onto the communal garden, modern fitted kitchen with appliances, separate dining area, two double bedrooms, cloakroom/utility room and a bathroom/wc. The communal garden is a real feature and is in principle laid to lawn for the exclusive use of the residents. A gravel driveway offers plenty of residents parking and this apartment benefits from a garage with parking to the front. The property is found in exemplary decorative order and is to be sold with a share of freehold and a long lease. Early viewings are strongly encouraged via appointed sole agents Rush Witt & Wilson.



Private entrance door to the left hand side of the property with steps and handrail leading through to:

Entrance Hall

Radiator, oak wood flooring, access to:

Cloakroom/WC/Utility Room

Double glazed opaque window to side, low level wc with dual flush stainless steel laddered heated towel rail, wash hand basin with tiled splashback, useful recess providing space and plumbing for washing machine and tumble dryer with storage above, tiled floor, coved ceiling.

Dining Room

16'4 x 7'5 (4.98m x 2.26m)

Continuation of the oak wood flooring, ample space for table and chairs, radiator power points, recessed ceiling spotlight, directly interconnects through to:

Kitchen/Breakfast Room

11'1 x 7'5 (3.38m x 2.26m)

Double glazed opaque window to side, ample space for breakfast table and chairs, comprehensive range of white gloss matching wall and base units with soft close hinges and wooden work surfaces over, Zanussi four ring gas hob with Zanussi extractor above and Zanussi oven set below, ceramic one and a quarter bowl sink unit with side drainer, corner carousel unit, space for freestanding fridge/freezer, wall mounted Worcester boiler, part tiled walls, LED under cupboard lighting.

Reception Room

22'7 x 15'9 (6.88m x 4.80m)

Double glazed French doors and adjacent double glazed windows forming part of a rear bay

providing private access to the communal gardens, continuation of the oak wood flooring, centre piece fireplace recess with brick surround and tiled hearth, two double radiators, ample power points, ceiling spotlights.

Bedroom One

12'2 x 11'1 (3.71m x 3.38m)

Two double glazed windows to side, carpet as laid, power points, picture rail, radiator.

Bedroom Two

12'2 x 9'9 (3.71m x 2.97m)

Double glazed half bay window to front, continuation of the oak wood flooring, radiator, power points.

Bathroom

Double glazed opaque window to side, matching white suite comprising panel enclosed bath with Victorian style mixer tap and shower spray attachment with bi-folding shower screen, low level wc with dual flush, stainless steel laddered heated towel rail, pedestal wash hand basin, part tiled walls, tiled floor.

Outside

Residents Parking

Externally to the front the property offers a generous gravel driveway providing residents parking.

Garage

The garage is located closest to the property forming part of a block and has an up and over door with parking to the front.

Communal Rear Gardens

The gardens are a particular feature and this apartment enjoys immediate direct access to the

communal gardens, the garden is laid to lawn with mature shrubs to boundaries and enjoys the sun for the majority of the day.

Tenure

Lease

Share of Freehold. Lease in excess of 900 years.

Maintenance

Currently £1,200 per annum.

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.



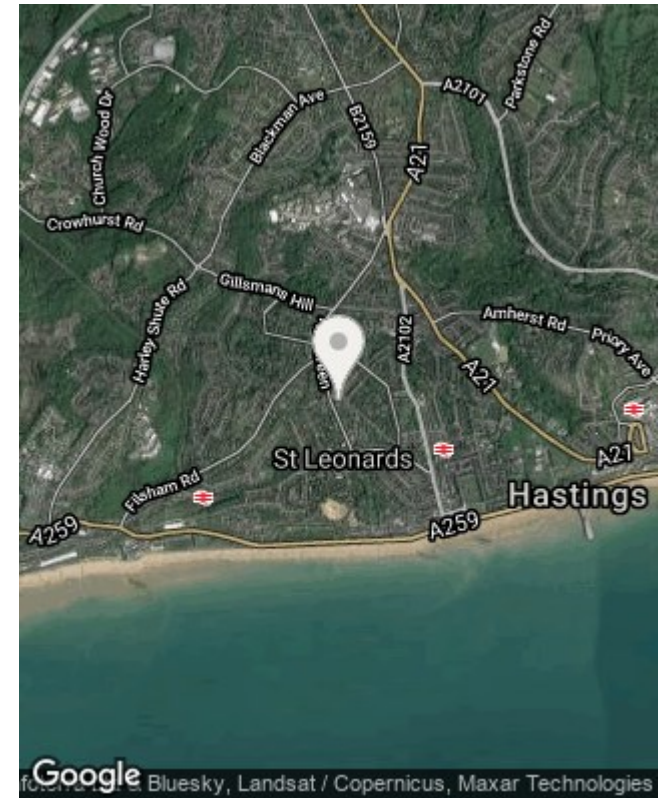


GROUND FLOOR
980 sq.ft. (91.0 sq.m.) approx.



TOTAL FLOOR AREA: 980 sq.ft. (91.0 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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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	74

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	71

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