

**RUSH
WITT &
WILSON**



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11, Campbell Court Gresham Way, St. Leonards-On-Sea, TN38 0UG
Guide Price £180,000 - £190,000 - Leasehold - Share of Freehold

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We are delighted to bring to the market this purpose-built ground floor two-bedroom apartment, ideally located in a sought-after area of St Leonards. The property benefits from a long lease, a garage within a nearby block, gas central heating, and double glazing. The well-presented accommodation includes an entrance hall with ample storage, a bright dual-aspect lounge/diner, a fitted kitchen, bathroom with both bath and shower, two bedrooms, and a separate WC. One of the highlights is the property's own private patio area, accessed directly from the living room, which leads out onto the beautifully maintained communal gardens. Conveniently positioned within easy reach of local amenities and bus routes, this apartment represents an excellent opportunity for a variety of buyers. Early viewings are highly recommended – contact the owners' agents today to arrange yours.









Approximate total area⁽¹⁾

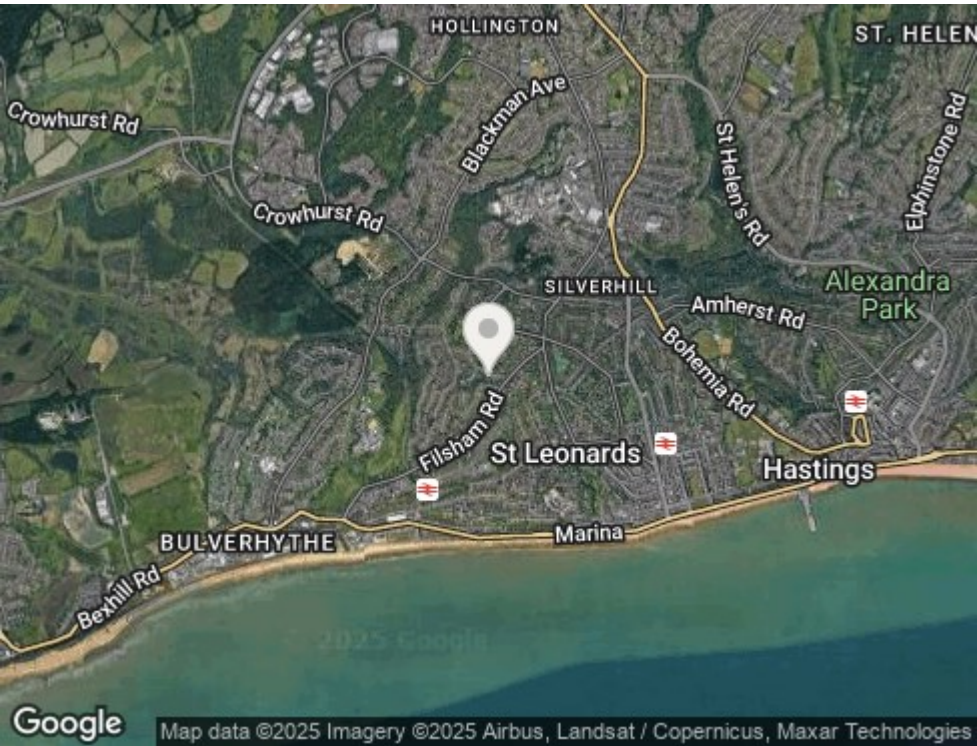
66.5 m²

716 ft²

(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.

GIRAFFE 360



Council Tax Band - B

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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