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**6A Ellenslea Road, St. Leonards-On-Sea, TN37 6HY**  
**£190,000 Leasehold**

**A spacious self contained three bedroom ground floor apartment forming part of this period residence in a leafy St Leonards location. Conveniently situated within walking distance of local shops and Hastings town centre and mainline railway stations at St Leonards Warrior Square and Hastings. Accessed via a private entrance, the accommodation comprises a bright bay fronted living room and a fitted kitchen affording access to a courtyard style garden. There are three bedrooms, two of which are doubles with the principle benefitting from an en-suite bathroom together with a further shower room. Externally there is an area of lawned garden bordered by mature shrubs and trees. Offer for sale with no onward chain, this fantastic property would make the perfect first time home or seaside retreat and is not to be missed.**





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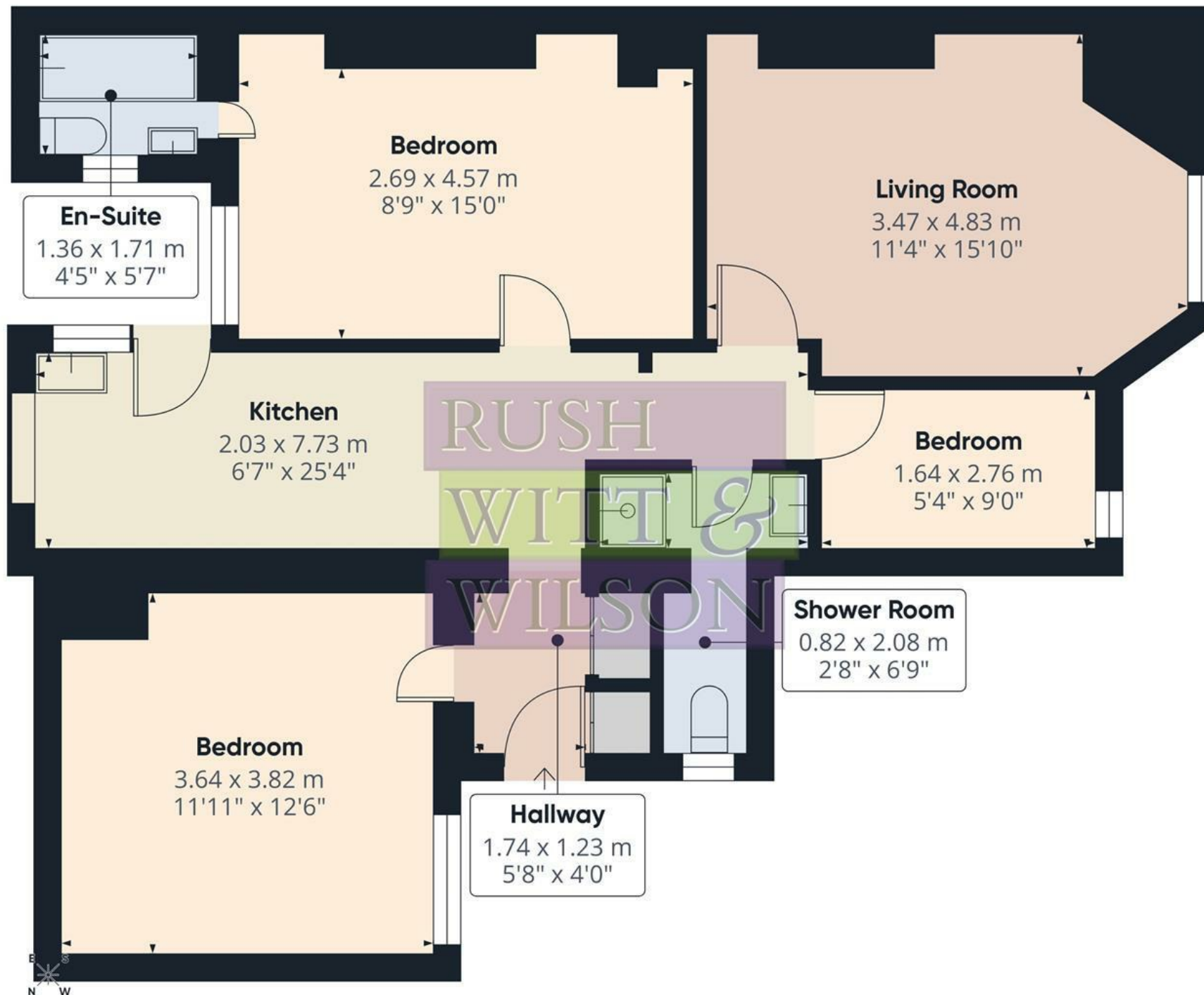


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Approximate total area<sup>(1)</sup>

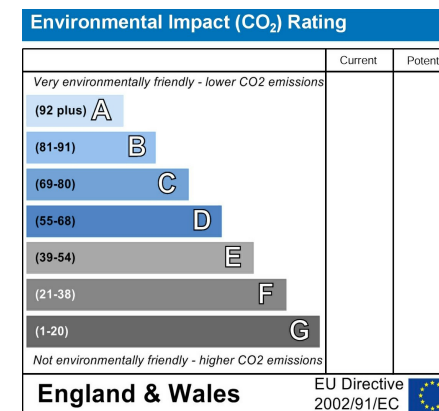
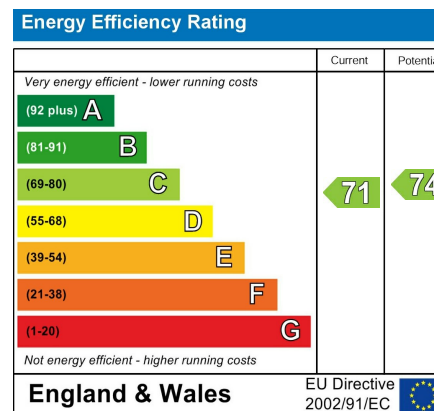
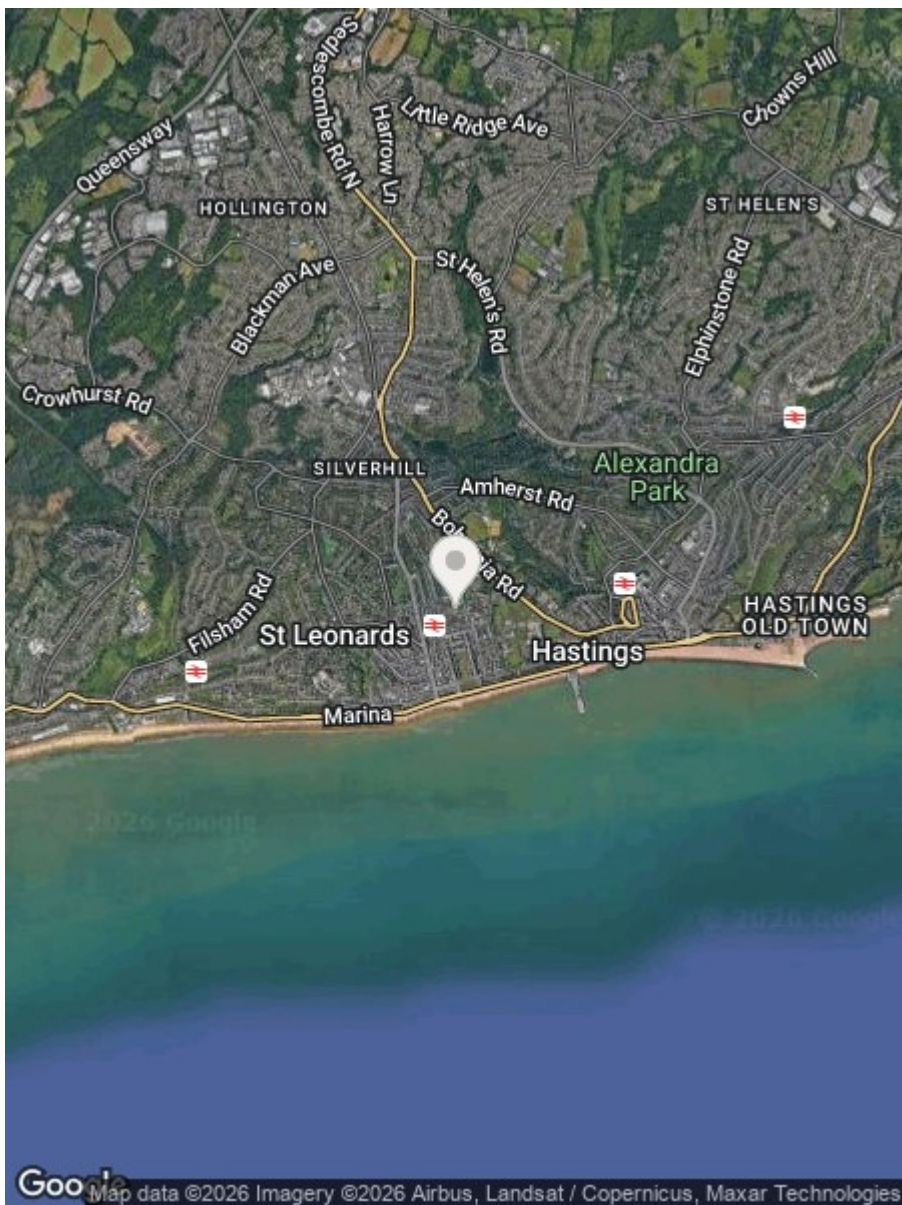
69.4 m<sup>2</sup>

747 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**



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.

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**Residential Estate Agents  
Lettings & Property Management**



**Rother House Havelock Road  
Hastings  
East Sussex  
TN34 1BP  
Tel: 01424 442443  
[hastings@rushwittwilson.co.uk](mailto:hastings@rushwittwilson.co.uk)  
[www.rushwittwilson.co.uk](http://www.rushwittwilson.co.uk)**