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**5 Cromarty Court Sedlescombe Gardens, St. Leonards-On-Sea, TN38 0TQ
Offers In The Region Of £160,000 Share of Freehold**

Nestled in the charming Sedlescombe Gardens, St. Leonards-On-Sea, this delightful first-floor flat presents an excellent opportunity for both first-time buyers and investors alike. This purpose-built apartment boasts a generous amount of living space, featuring two spacious double bedrooms, a welcoming lounge, a well-equipped kitchen, and a modern bathroom. One of the standout features of this property is its chain-free status, allowing for a smooth and hassle-free purchase. Additionally, it comes with a share of the freehold and a lengthy lease, providing peace of mind for future ownership. The flat is equipped with electric heating and double glazing, ensuring comfort throughout the year.

The location is particularly advantageous, situated in a popular residential area close to Silverhill, where you will find a variety of amenities, convenient bus routes, and the ASDA Superstore just a stone's throw away. The communal grounds offer a pleasant outdoor space, while the added benefit of a garage provides secure parking for one vehicle. This property is not only a wonderful first home but also a promising investment opportunity. We invite you to contact the owner's agents to arrange a viewing and explore the potential this lovely flat has to offer.





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Approximate total area⁽¹⁾

68.2 m²

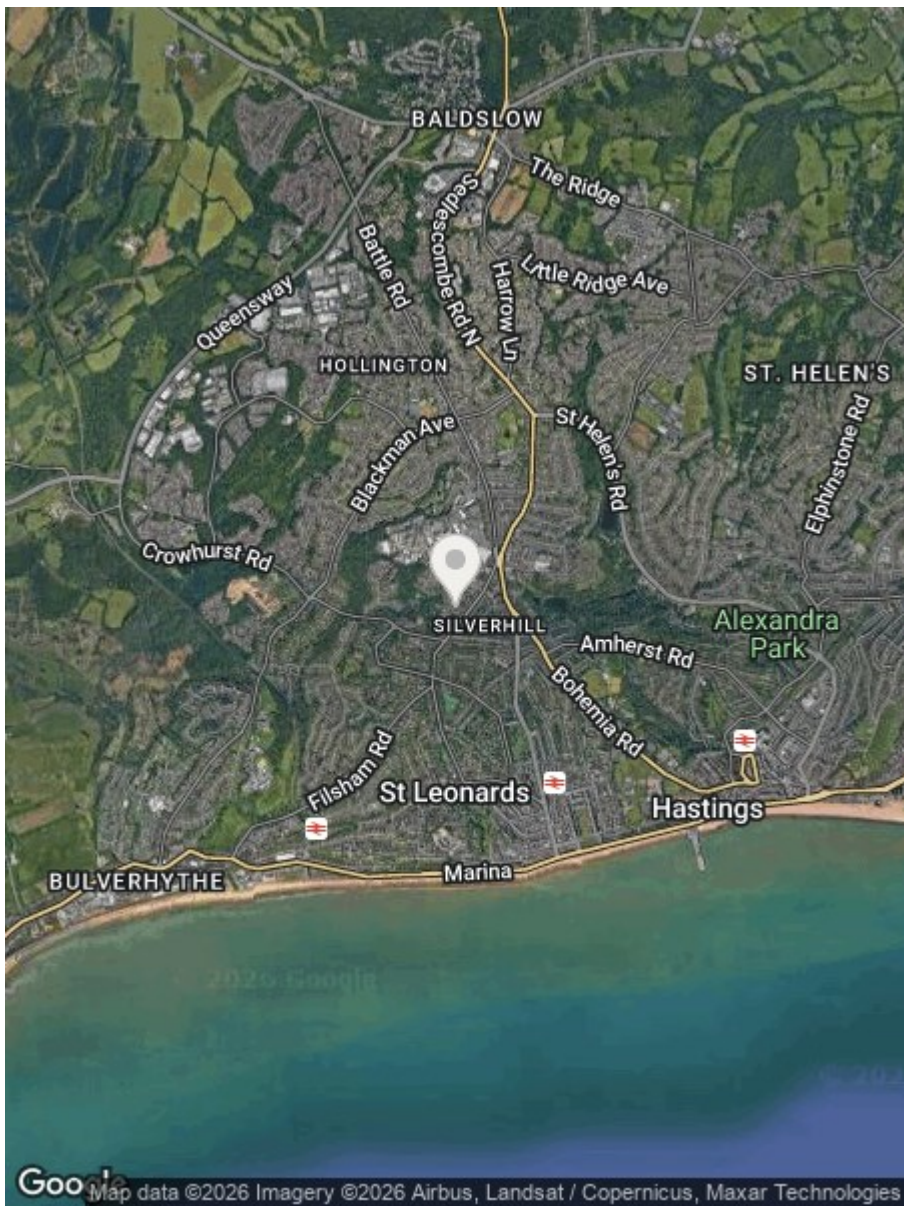
736 ft²

(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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		62
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		73
(81-91) B		
(69-80) C		62
(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	

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:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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4. VAT: The VAT position relating to the property may change without notice.
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