

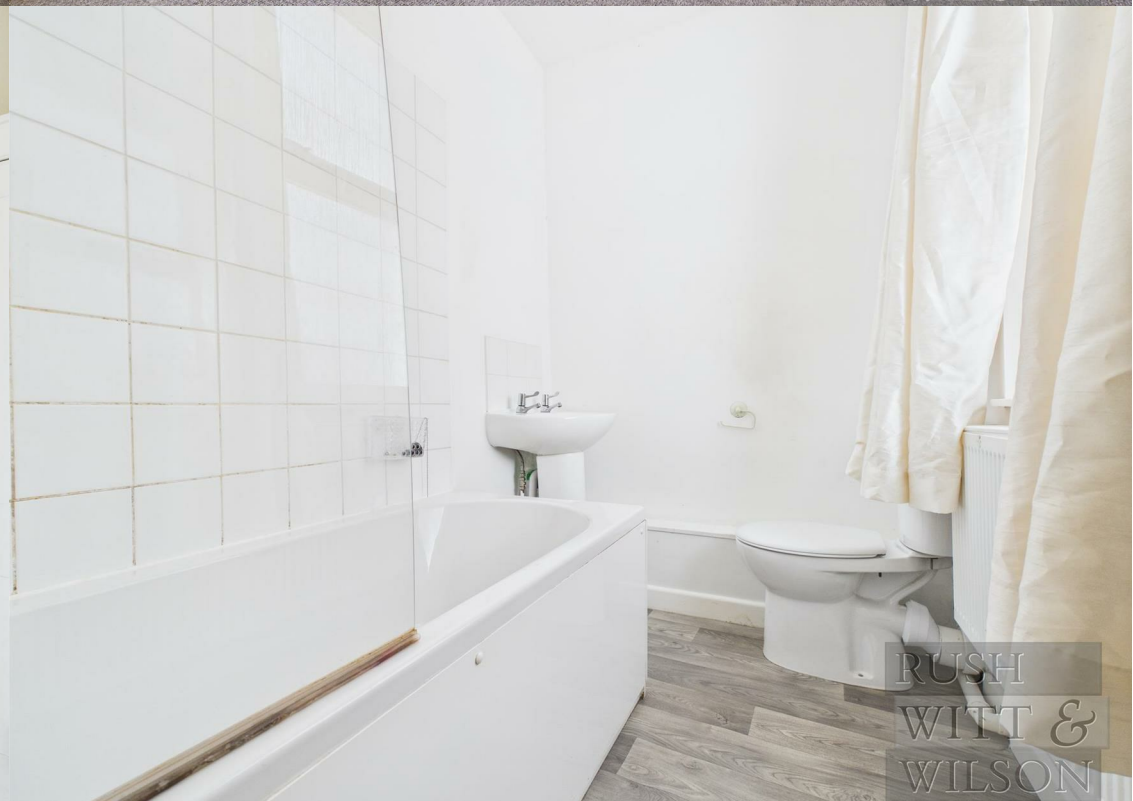
**RUSH
WITT &
WILSON**



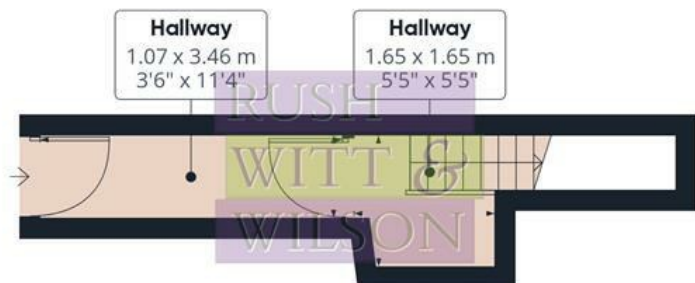
GFF 2 & 2a North Street, St. Leonards-On-Sea, TN38 0EY
Offers In Excess Of £380,000 Freehold

Nestled in the sought-after North Street area of St. Leonards-On-Sea, this charming terraced house presents a unique opportunity for both investors and families alike. The property is currently divided into two separate dwellings, featuring a spacious maisonette on the top floor and a one-bedroom flat on the ground floor, complete with a delightful courtyard. This residence offers ample space for comfortable living. The two bathrooms add convenience, making it an ideal choice for larger families or those seeking to accommodate guests. This full freehold property is chain-free, allowing for a smooth and straightforward purchase process. While the home requires some modernisation, it provides a blank canvas for new owners to infuse their personal style and preferences. Situated in a popular location, residents will enjoy easy access to local amenities, shops, and the beautiful coastline that St. Leonards-On-Sea has to offer. This property is not just a house; it is a promising investment opportunity in a vibrant community. Whether you are looking to create a family home or seeking a project to enhance your portfolio, this property is well worth considering.

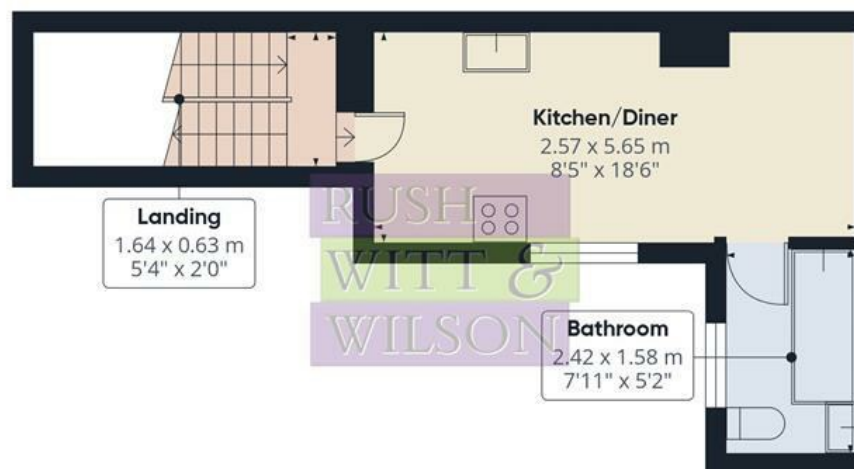








Floor 0



Floor 1

Approximate total area⁽¹⁾

94.8 m²

1022 ft²



Floor 2

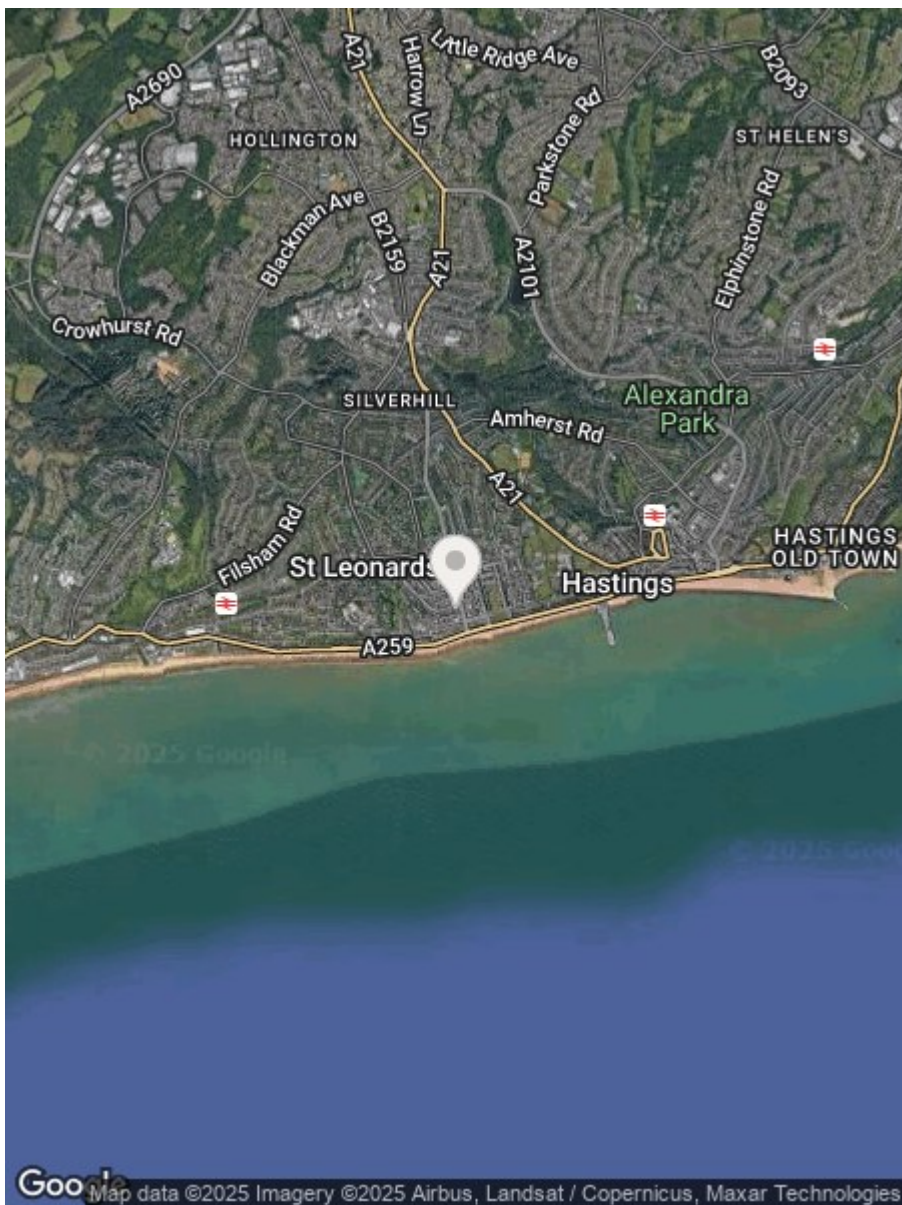


Floor 3

(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) 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	77

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	

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.

Council Tax Band – Ground Floor - A. Maisonette - A

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

**RUSH
WITT &
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