

**RUSH
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WILSON**



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Flat 3, 125 London Road, St. Leonards-On-Sea, TN37 6AU
£170,000 Leasehold

This spacious and beautifully presented two-bedroom ground floor flat is ideally positioned just a short stroll from the excellent range of amenities in central St Leonards, including a variety of independent coffee shops, artisan bakeries, cafés, and local shops, all contributing to the area's vibrant and sought-after community feel. The property is also conveniently located within easy reach of Gensing Gardens, the scenic St Leonards seafront and promenade, and Warrior Square railway station, offering regular and convenient mainline services to London and beyond. Occupying the ground floor of an attractive Victorian building, this charming home retains much of its period character while having been thoughtfully updated throughout. The accommodation is well-proportioned and comprises a welcoming entrance hall, an impressive living/dining room that provides a generous and versatile living space, a well-fitted kitchen, two comfortable bedrooms, and a modern newly fitted shower room finished to a high standard. The property has been tastefully improved by the current owner, blending modern comforts with its original character features. Further benefits include gas fired central heating, double glazing, and a well-maintained decorative condition throughout, making it ready to move straight into. Overall, this is an appealing home in a highly convenient location, well suited to first-time buyers, downsizers, or investors alike.









Approximate total area⁽¹⁾

65.2 m²
702 ft²

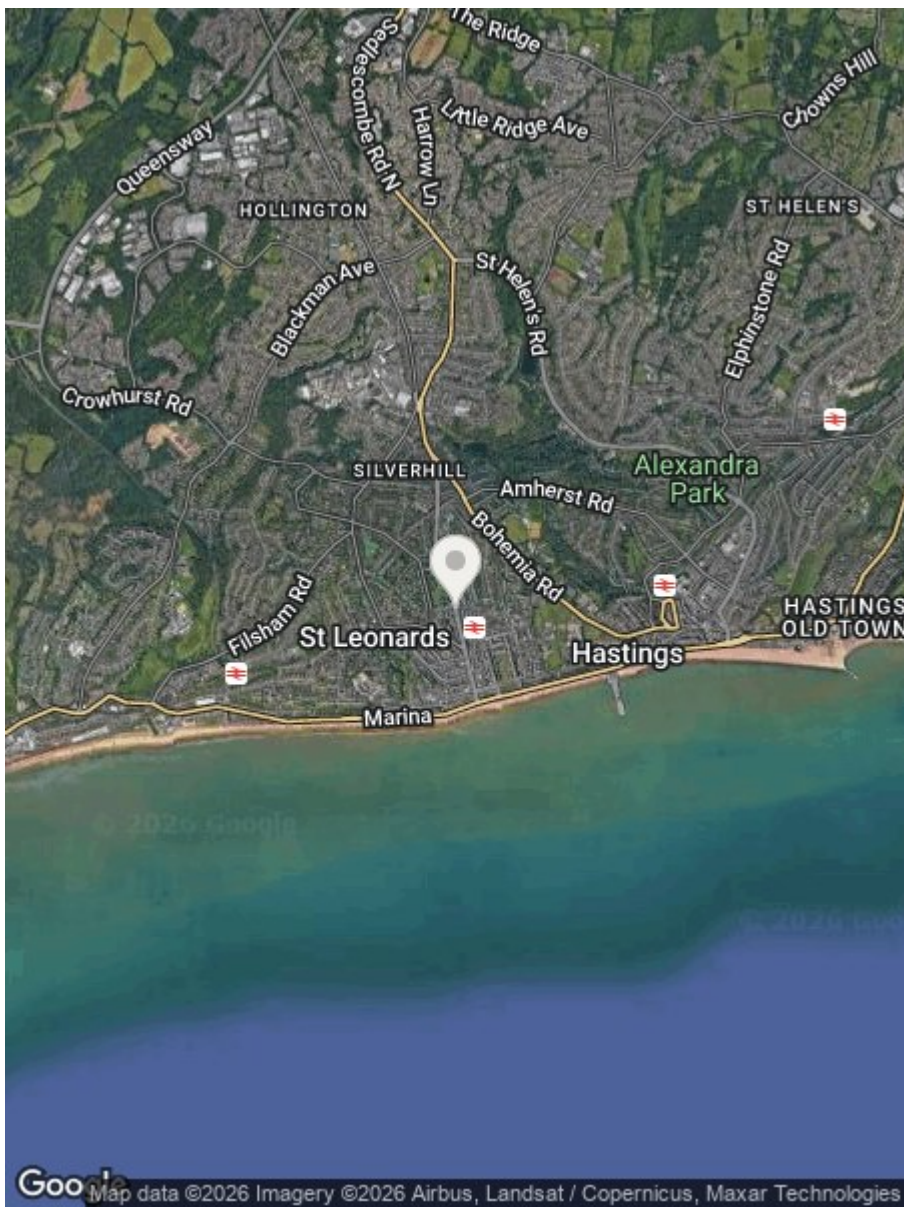
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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	

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	

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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