

**RUSH  
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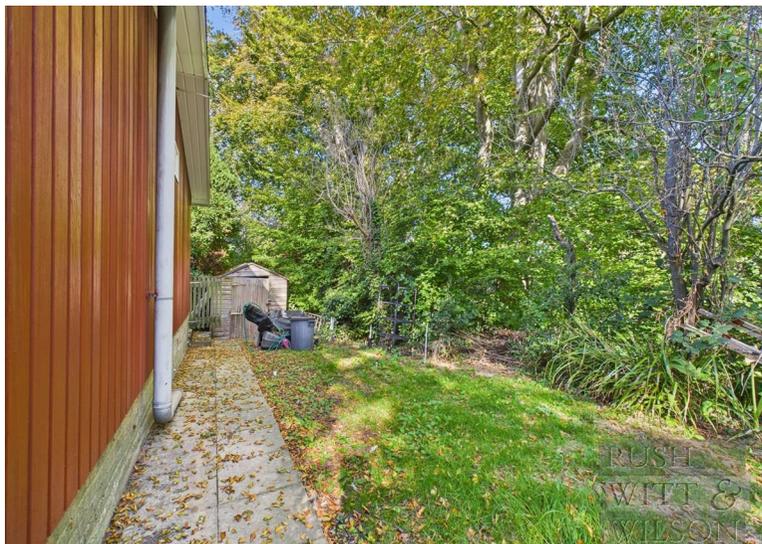


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**71 High Beech Chalet Park Battle Road, St. Leonards-On-Sea, TN37 7BS  
£140,000 Freehold**

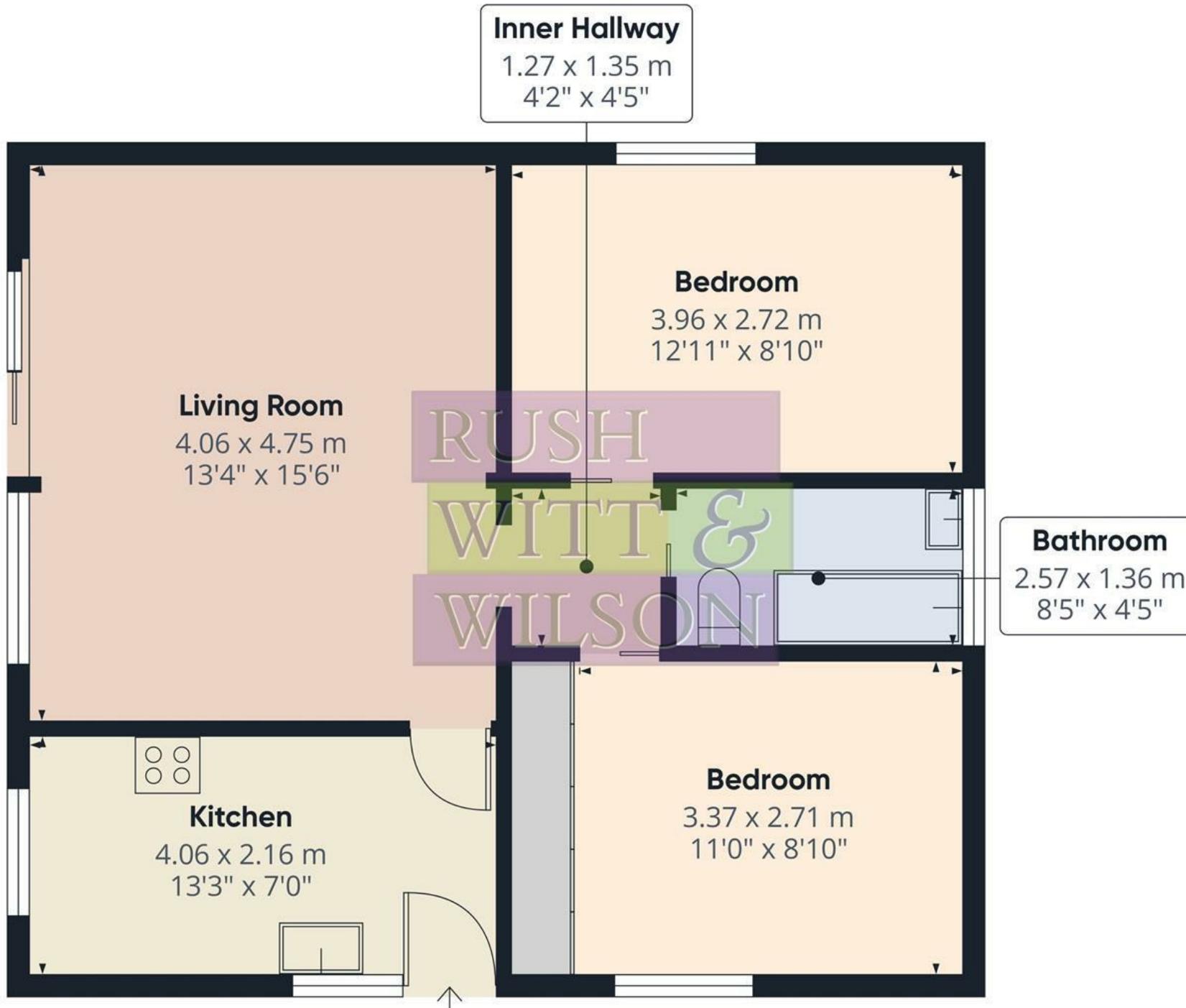
Nestled in a tranquil setting on Battle Road, St. Leonards-On-Sea, this delightful detached bungalow offers a perfect blend of comfort and convenience. Tucked away within the High Beech Chalet Park, the property boasts a private atmosphere, surrounded by gardens on all sides, making it an ideal retreat. Upon entering, you will find a well-fitted kitchen that provides ample storage, perfect for culinary enthusiasts. The spacious reception room features double doors that lead to a charming private patio, creating an inviting space for relaxation or entertaining guests. This room is generously sized, allowing for a dining table, making it a versatile area for both dining and leisure. The bungalow comprises two substantial double bedrooms, each equipped with built-in wardrobes, ensuring plenty of storage space. These bedrooms are served by a well-appointed bathroom, providing both functionality and comfort.

High Beech Chalet Park is conveniently located on the outskirts of St Leonards, offering easy access to a variety of local amenities, including high street shops, bars, restaurants, and recreational facilities. The nearby market town of Battle is also within reach, featuring a mainline station with direct services to London Charing Cross, making it an excellent choice for commuters. This property is offered to the market with no onward chain, presenting a seamless opportunity for prospective buyers. Whether you are seeking a peaceful retreat or a convenient base close to local amenities, this bungalow is sure to impress.









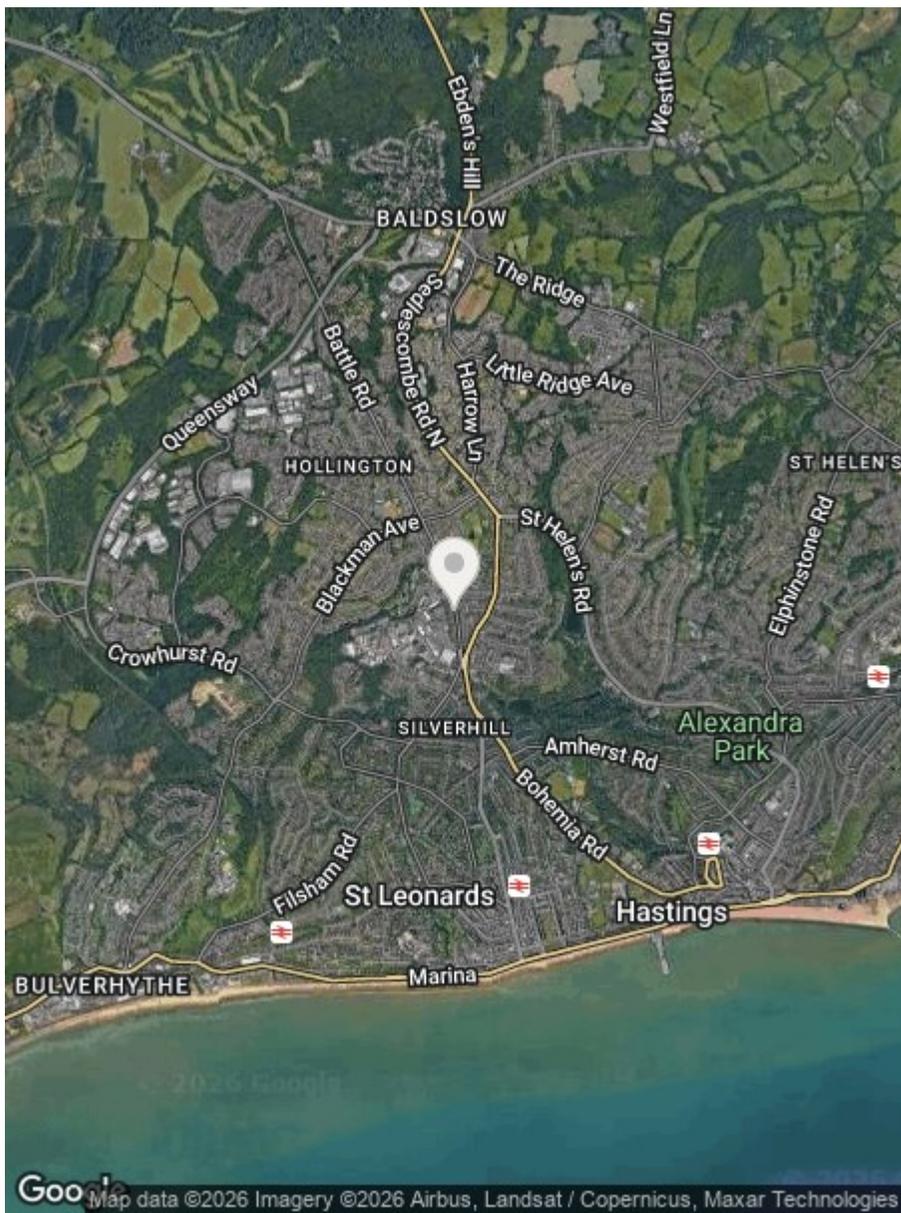
Approximate total area<sup>(1)</sup>

54.6 m<sup>2</sup>  
588 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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 – 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  
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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  
www.rushwittwilson.co.uk**