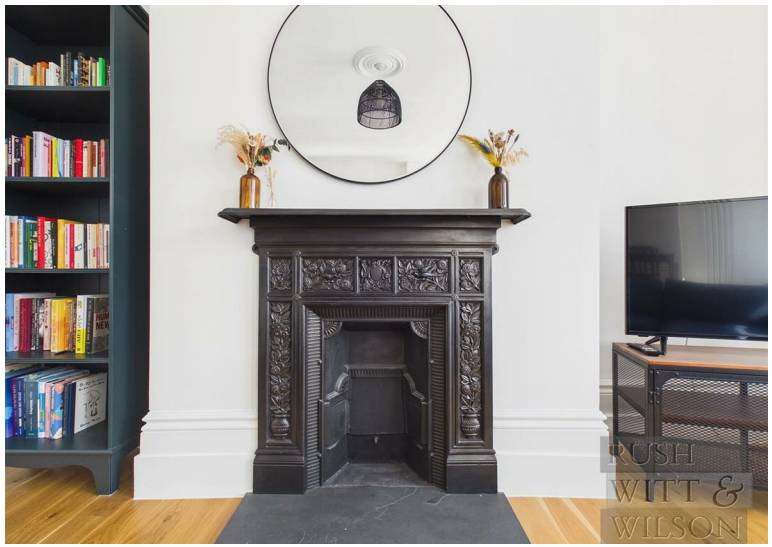


Flat 3, 11 Clyde Road, St. Leonards-On-Sea, East Sussex TN38 0QE
Guide Price £160,000 Leasehold

***** Guide Price £160,000 - £180,000 ***Nestled on Clyde Road, this beautifully presented first-floor flat conversion offers a delightful living experience. With one spacious reception room and a well-appointed double bedroom, this property is perfect for those seeking a comfortable and stylish home. As you enter, you are welcomed into an open plan living space that is both bright and airy, thanks to a large bay window that frames stunning southerly views of the sea. The contemporary fitted kitchen, complete with integrated appliances, seamlessly blends with the living area, making it ideal for entertaining or simply enjoying a quiet evening at home. The double bedroom, located at the rear of the property, features built-in wardrobes and overlooks the picturesque Gensing Gardens, providing a tranquil retreat. The stylish bathroom is equipped with a bath, shower, and screen, ensuring both functionality and elegance. This property is conveniently situated just a short stroll from the seafront, as well as local independent shops and restaurants on Kings Road and Norman Road. For those who wish to explore further afield, Warrior Square mainline railway station is nearby, offering direct connections to London in just over an hour and twenty minutes. Being sold with no onward chain, this fantastic apartment presents an excellent opportunity for first-time buyers or those looking to invest in a desirable location. With its blend of contemporary living and classic charm, this property is not to be missed.**








RUSH
WITT &
WILSON


RUSH
WITT &
WILSON


RUSH
WITT &
WILSON

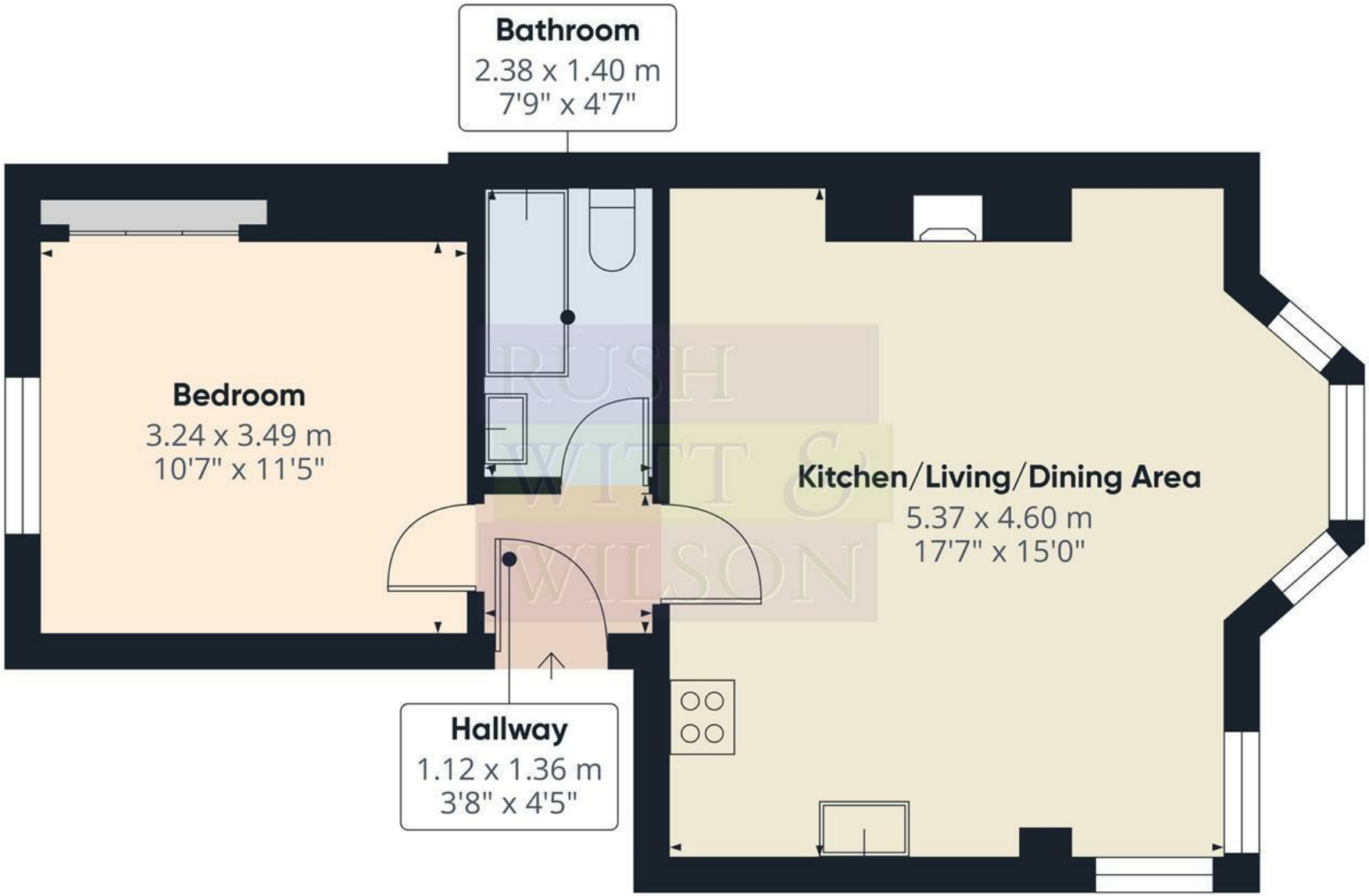

RUSH
WITT &
WILSON


RUSH
WITT &
WILSON


RUSH
WITT &
WILSON


RUSH
WITT &
WILSON


RUSH
WITT &
WILSON



RUSH WITT & WILSON

Approximate total area(1)

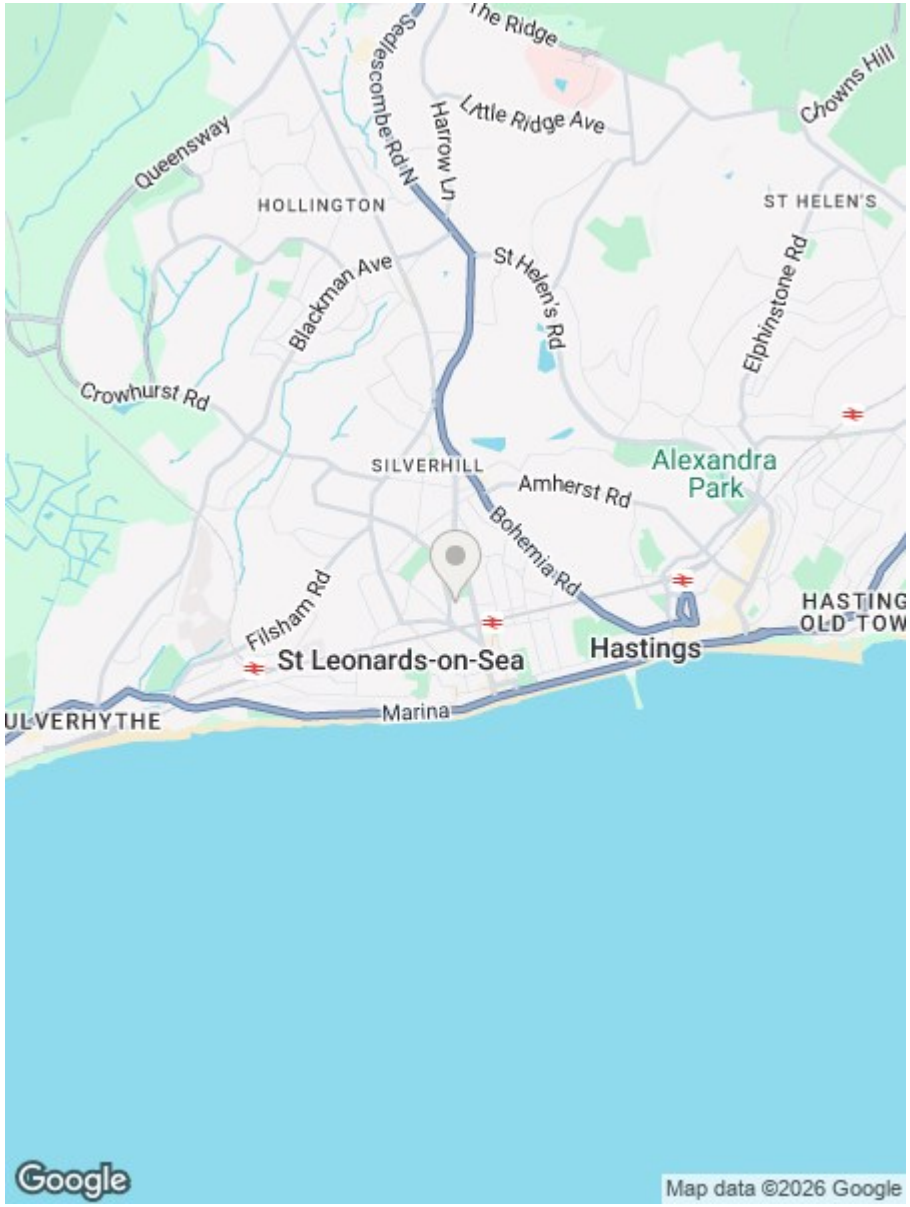
43 m²

464 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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(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 CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

The Property Ombudsman

Relocation agent network

Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk