

**RUSH
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**6A Ellenslea Road, St. Leonards-On-Sea, TN37 6HY
£190,000 Leasehold**

A spacious self contained three bedroom ground floor apartment forming part of this period residence in a leafy St Leonards location. Conveniently situated within walking distance of local shops and Hastings town centre and mainline railway stations at St Leonards Warrior Square and Hastings. Accessed via a private entrance, the accommodation comprises a bright bay fronted living room and a fitted kitchen affording access to a courtyard style garden. There are three bedrooms, two of which are doubles with the principle benefitting from an en-suite bathroom together with a further shower room. Externally there is an area of lawned garden bordered by mature shrubs and trees. Offer for sale with no onward chain, this fantastic property would make the perfect first time home or seaside retreat and is not to be missed.





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Approximate total area⁽¹⁾

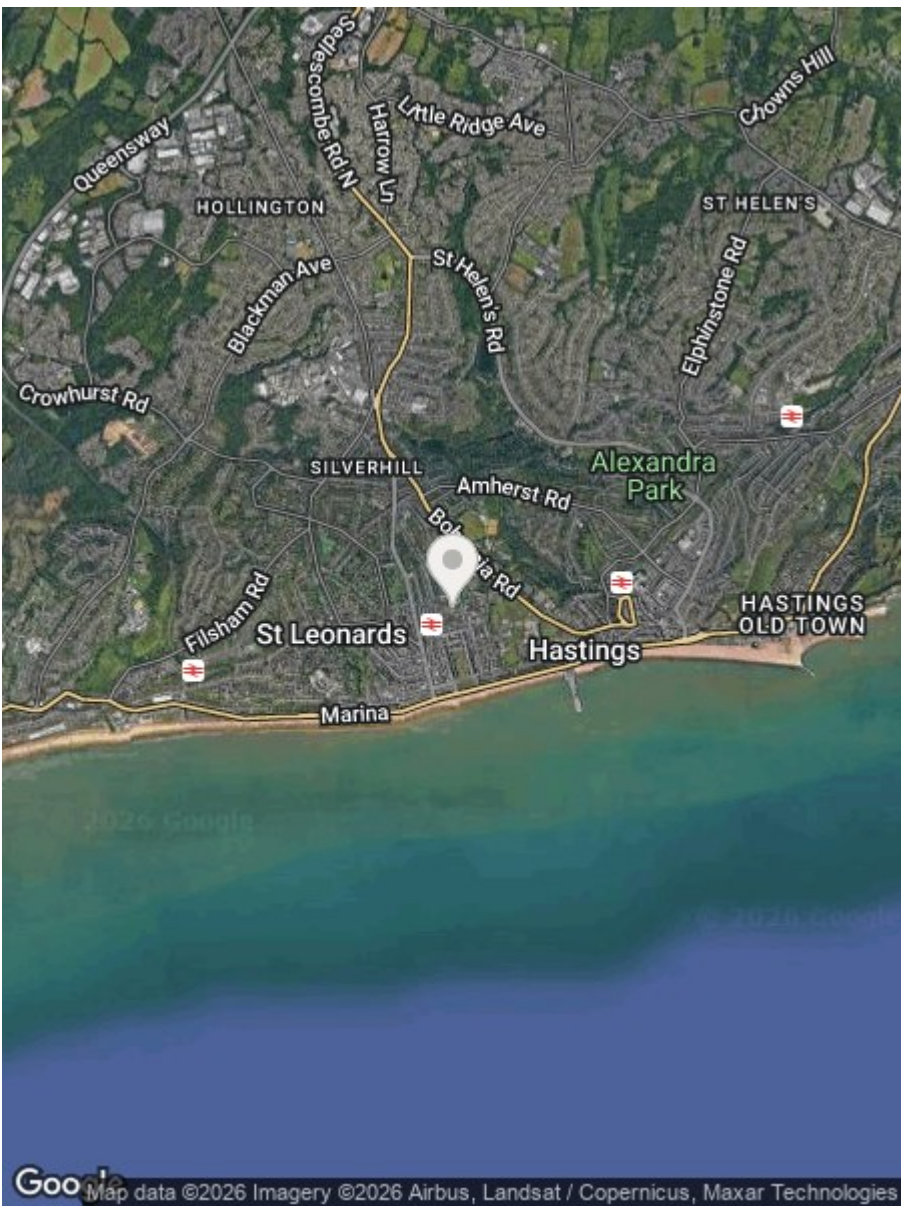
69.4 m²

747 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		
(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:

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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**