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**16 Greenhayes, 46 Springfield Road, St. Leonards-On-Sea, TN38 0TZ**  
**Offers In Excess Of £110,000 - Leasehold**

**\*\*\*CASH BUYERS ONLY\*\*\*** Rush Witt & Wilson are delighted to welcome to the market this spacious two-bedroom top floor apartment, set within a popular purpose-built development at the top of Springfield Road, offering convenient access to local amenities. The property is surrounded by well-maintained communal gardens and benefits from allocated residents' parking. The accommodation is accessed via a communal entrance and comprises: entrance hall, generous living room, kitchen, two double bedrooms, and a shower room. Offered to the market with no onward chain, this apartment presents an excellent opportunity for buyers and comes highly recommended for internal viewing via the appointed sole agents, Rush Witt & Wilson.





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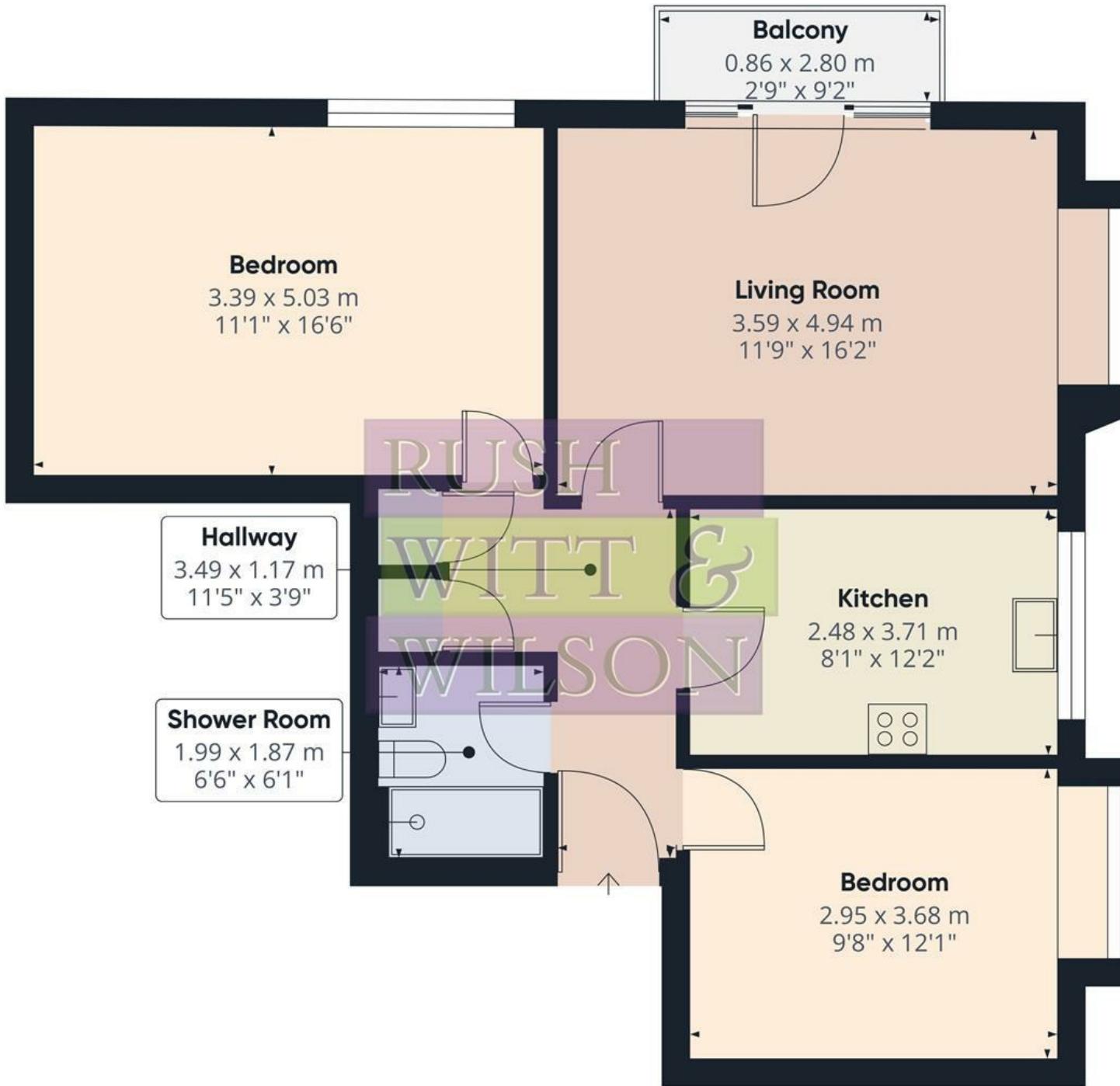


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Approximate total area<sup>(1)</sup>

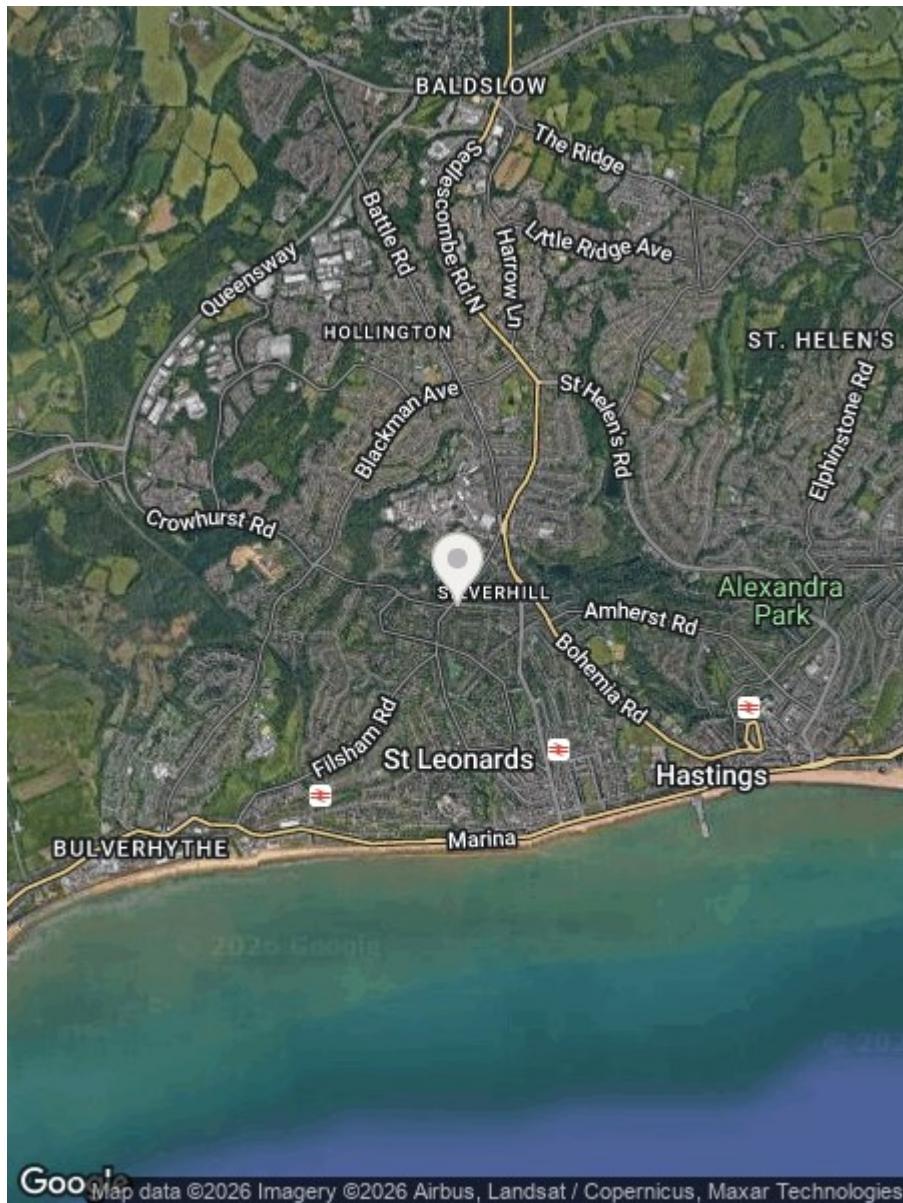
68.7 m<sup>2</sup>  
740 ft<sup>2</sup>

Balconies and terraces

2.4 m<sup>2</sup>  
26 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.



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 <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			
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 – C

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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