

RUSH
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52 High Beech Chalet Park Battle Road, St. Leonards-On-Sea, TN37 7BS
Offers In The Region Of £140,000 - Freehold

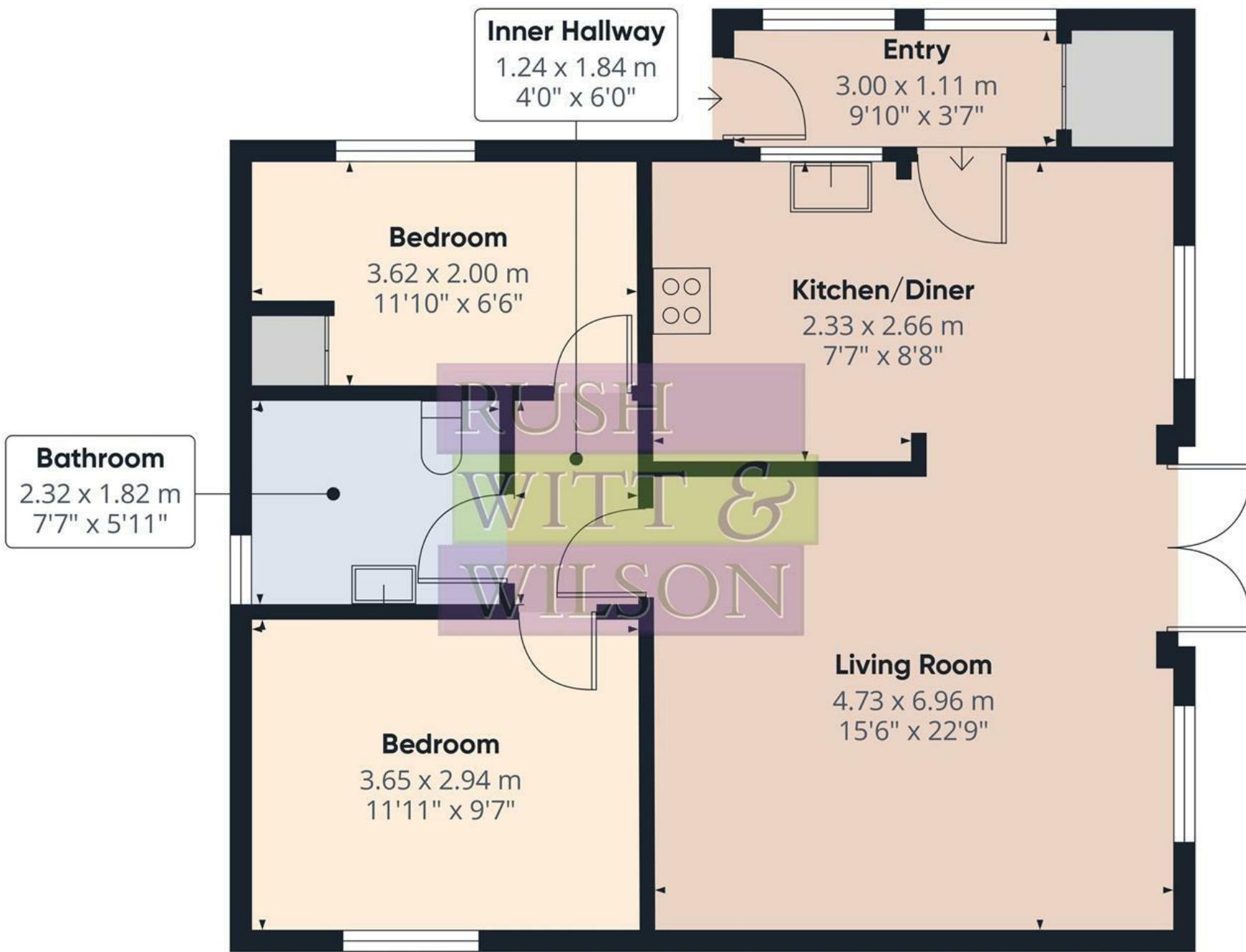
This delightful detached chalet offers a wonderful opportunity for those seeking a project to make their own. The property is offered for sale with no onward chain and features two spacious reception rooms, perfect for entertaining or relaxing with family. The two well-proportioned bedrooms provide a comfortable retreat, while the bathroom is conveniently located to serve the home. This well-presented chalet benefits from solar panels and is situated within the desirable High Beech estate making it an attractive

option for cash buyers looking to invest in a property with potential. Although some modernisation is required, the bungalow's layout and outside space present a blank canvas for creative minds to transform it into a dream home. Parking is available for one vehicle, with a designated space conveniently located close to the property. The outside area offers a pleasant setting for enjoying the fresh air, whether it be for gardening or simply unwinding after a long day. This chalet provides a unique opportunity to create a personalised living space in a lovely community. If you are looking for a property that combines potential with a peaceful setting, this charming chalet could be the perfect choice for you.



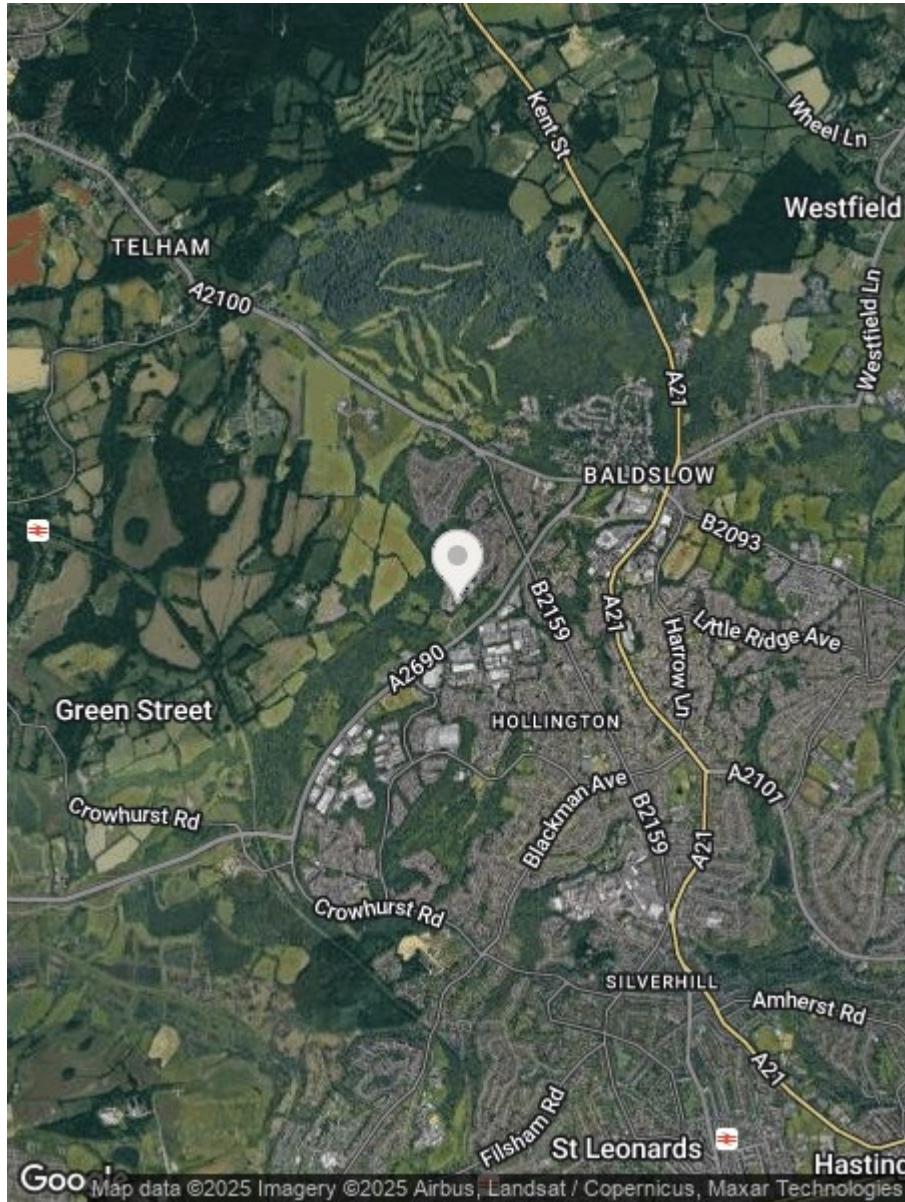






(1) Excluding balconies and terraces

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		90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	25	
(11-20)	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		
(11-20)	G		
Not environmentally friendly - higher CO ₂ 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 – 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.