

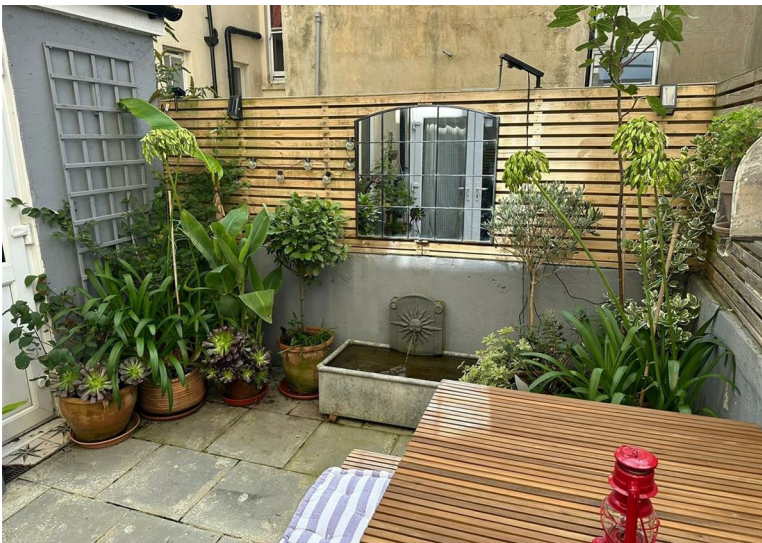
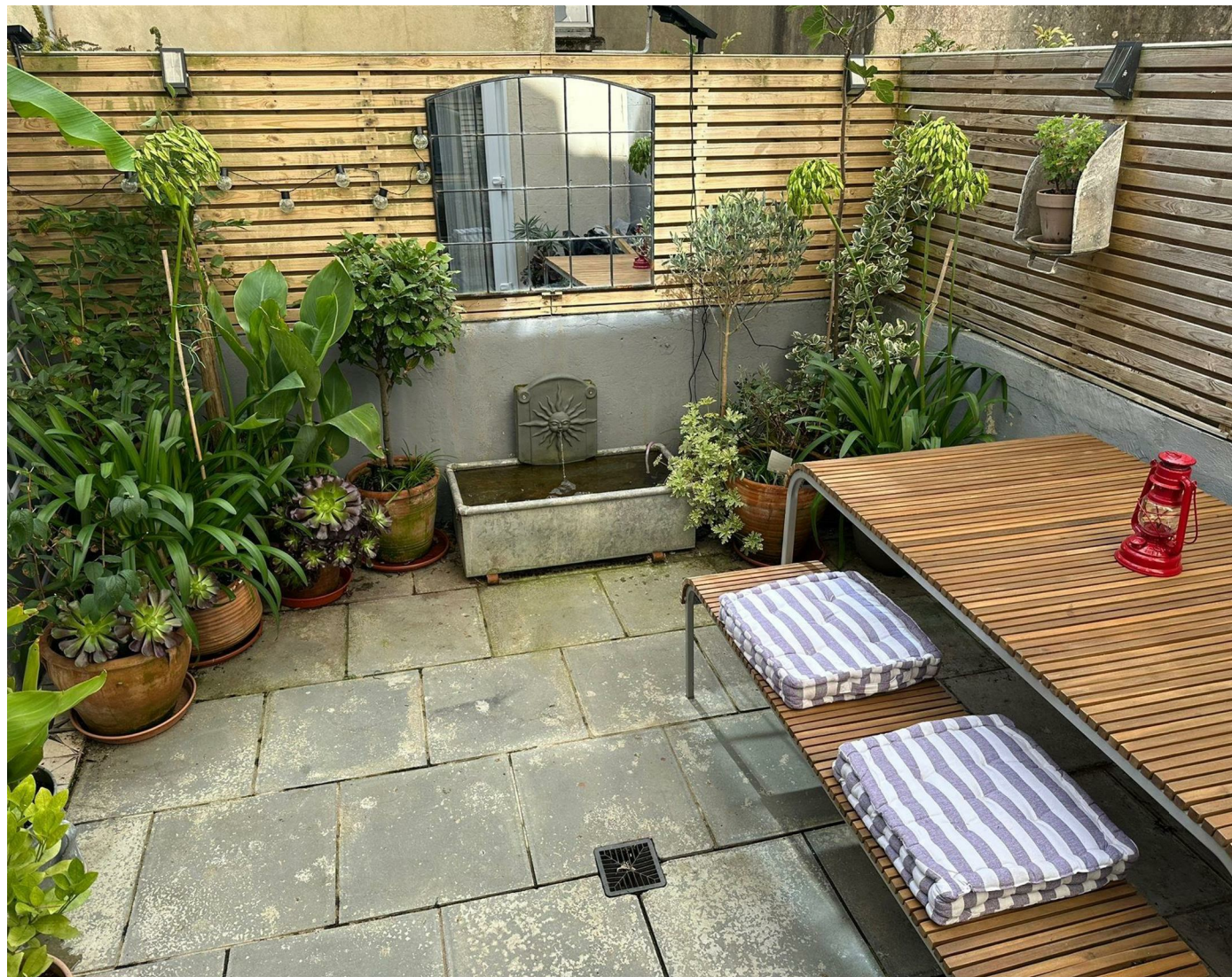
**RUSH  
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**Flat 1, 17 St. Johns Road, St. Leonards-On-Sea, East Sussex TN37 6HP  
Guide Price £190,000 - £200,000**

**\*\*\*GUIDE PRICE £190,000 - £200,000\*\*\*** A handsome and stylish split-level two bedroom apartment, enviably positioned just yards from St Leonards Warrior Square mainline railway station and only a 30-second stroll to the vibrant Kings Road with its independent shops and cafés. Beautifully presented and offering versatile accommodation, the property also benefits from a south-facing rear courtyard-style garden – the perfect private retreat. The accommodation in principle comprises: a communal entrance, private entrance lobby with utility room, and stairs leading down to the garden level. Here, a spacious inner hallway opens into the impressive open-plan reception room, complete with an attractive fireplace and double doors leading directly to the garden, seamlessly connecting to the well-planned kitchen. There are two well-proportioned bedrooms (the second currently utilised as an office) and convenient storage throughout, including a nook currently used as a separate wardrobe area and a striking modern bathroom/wc. Further benefits include double glazing, electric heating, and charming character features throughout. The property enjoys a long lease of 189 years from 1st February 2009 (extended in 2022, leaving approximately 173 years remaining) and is offered to the market chain free with vacant possession. Located within easy walking distance of the seafront promenade and every local amenity you could wish for, this is a fantastic opportunity not to be missed. Early viewings are highly recommended via sole agents Rush Witt & Wilson.





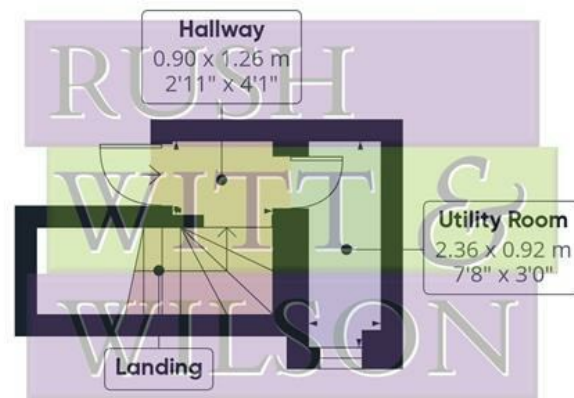




Floor 0

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

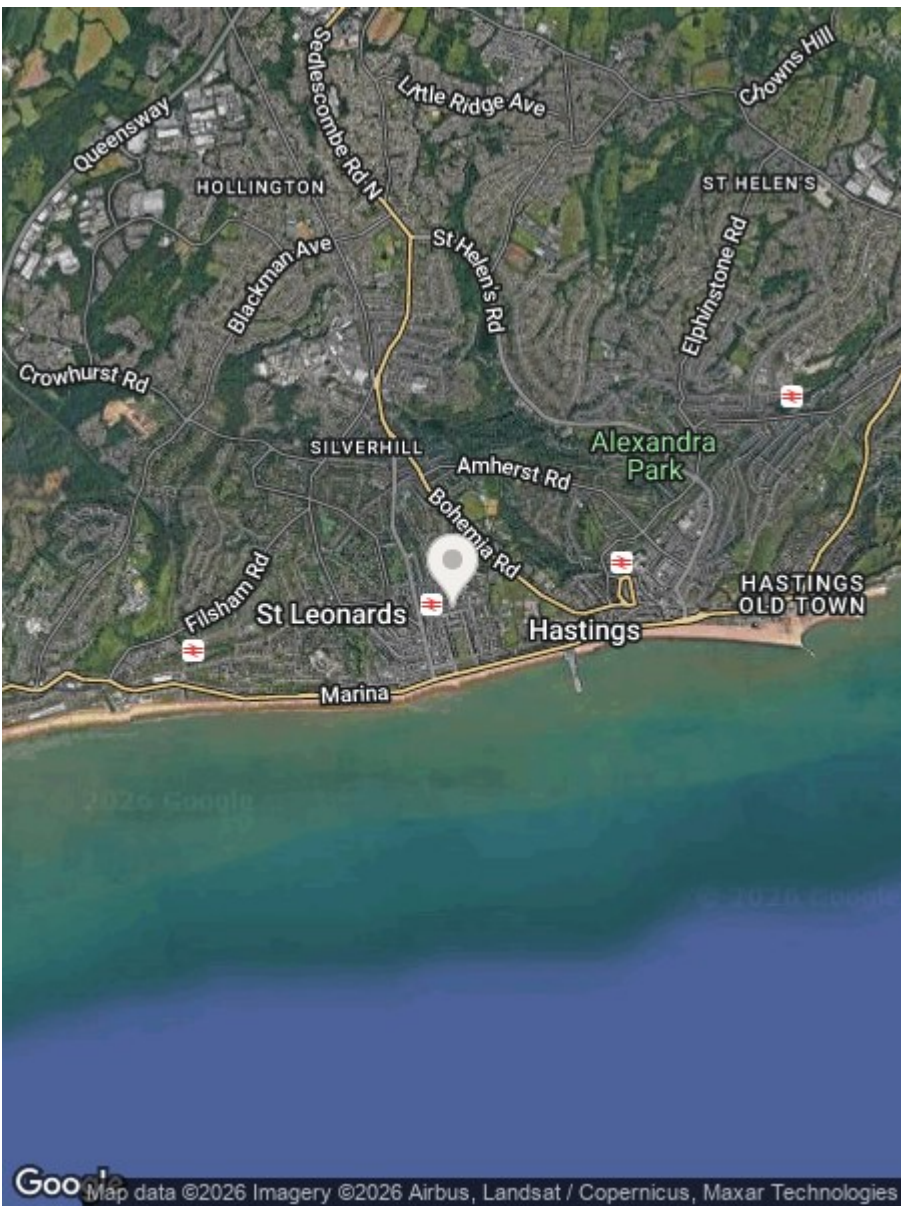
52 m<sup>2</sup>  
560 ft<sup>2</sup>



Floor 1

(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		80
(55-68) D		
(39-54) E	48	
(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	

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.

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4. VAT: The VAT position relating to the property may change without notice.
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