RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

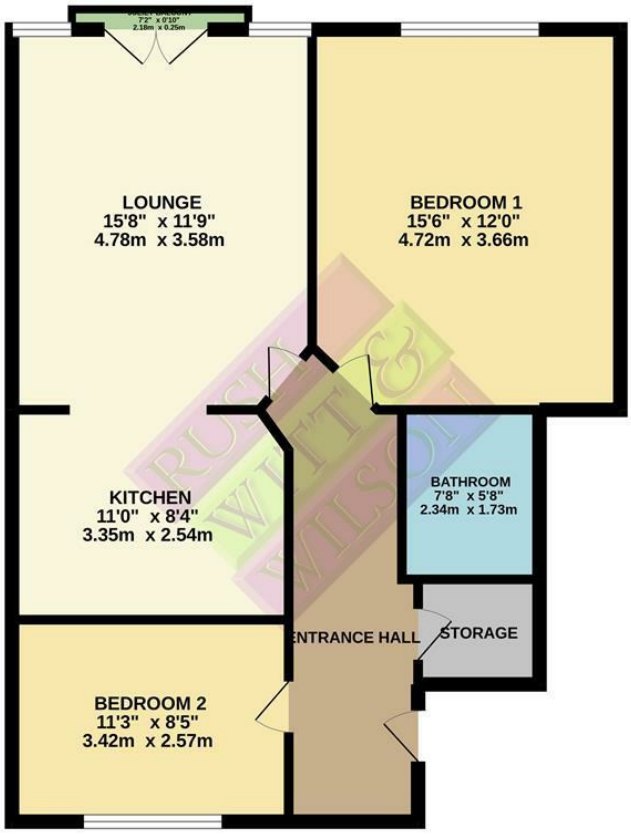
www.rushwittwilson.co.uk

Flat 5, 32 Cooden Ledge, St. Leonards-On-Sea, East Sussex TN38 8ET

Offers In Excess Of £200,000

CHAIN FREE This superb second floor apartment is situated within a great location on the northern outskirts of St Leonards offering ease of access to both Battle and Hastings. The apartment itself is well proportioned and presented with great size rooms and modern refinements comprising in principle via the communal entrance of an entrance hall, open plan lounge/diner with feature Juliet balcony French doors offering views onto the communal gardens to the rear and is in turn open plan to a great size modern kitchen with integrated appliances. Bedroom one is a very impressive double bedroom and bedroom two is another comfortable double room. In addition a modern bathroom/wc, double glazing throughout, gas central heating and access to loft space above. Externally the building is found within a popular residential location with an allocated parking space, visitors parking together with unrestricted road side parking and well maintained communal grounds. The property is being offered with a long lease. Early viewings are essential as property of this nature is seldom available to purchase.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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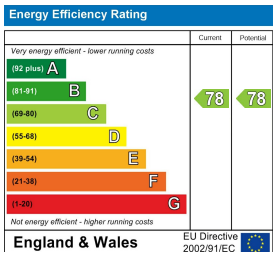

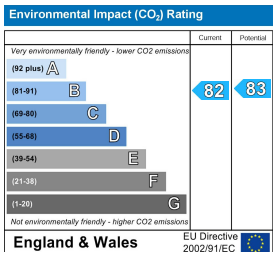

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