

**RUSH  
WITT &  
WILSON**



**Flat 3, 10 Undercliff, St. Leonards-On-Sea, East Sussex TN38 0DJ**  
**£230,000 Share of Freehold**



**\*\* CASH BUYERS ONLY \*\*** Rush Witt & Wilson invite you to visit this fine SEASIDE ABODE in the heart of St Leonards-On Sea. If you have been searching for a bolt hole by the coast then this is certainly a contender to be added to your wish list. This home is located on the **SECOND FLOOR** and benefits from **DIRECT SEA VIEWS** and a rare good sized **PRIVATE** rear garden. This home offers the perfect nod to seafront living with it's coastal theme throughout. This property has **TWO BEDROOMS**, an **OPEN PLAN LIVING ROOM/DINER** with the kitchen neatly tucked away within and benefitting from the beautiful sea views. If you have been searching for an ideal seaside retreat then be sure not to miss this opportunity in securing this apartment which is ready to view now. This property has new carpets throughout and a recently installed boiler.







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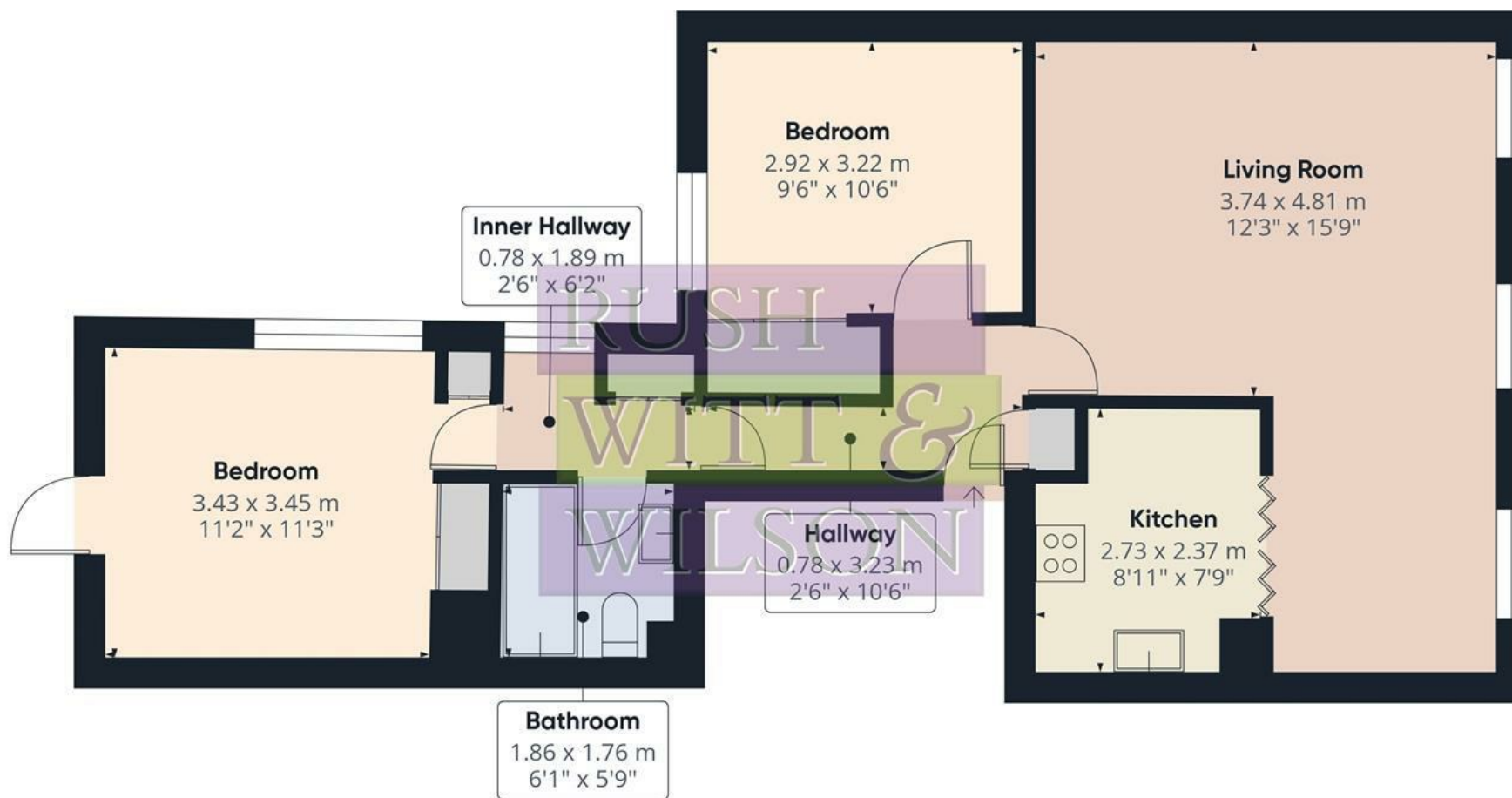
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Approximate total area<sup>(1)</sup>

63.9 m<sup>2</sup>

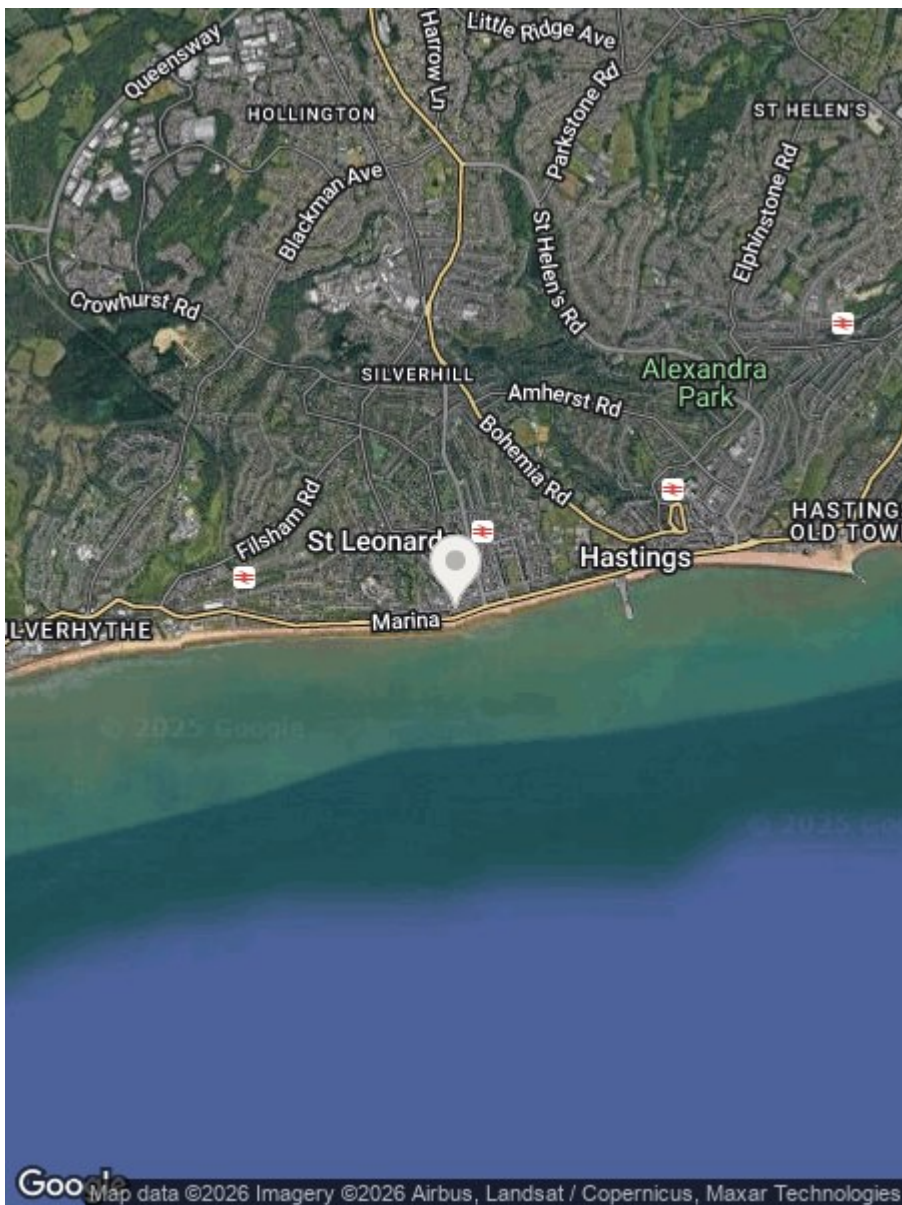
686 ft<sup>2</sup>

(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.

**GIRAFFE 360**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.

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