

**RUSH
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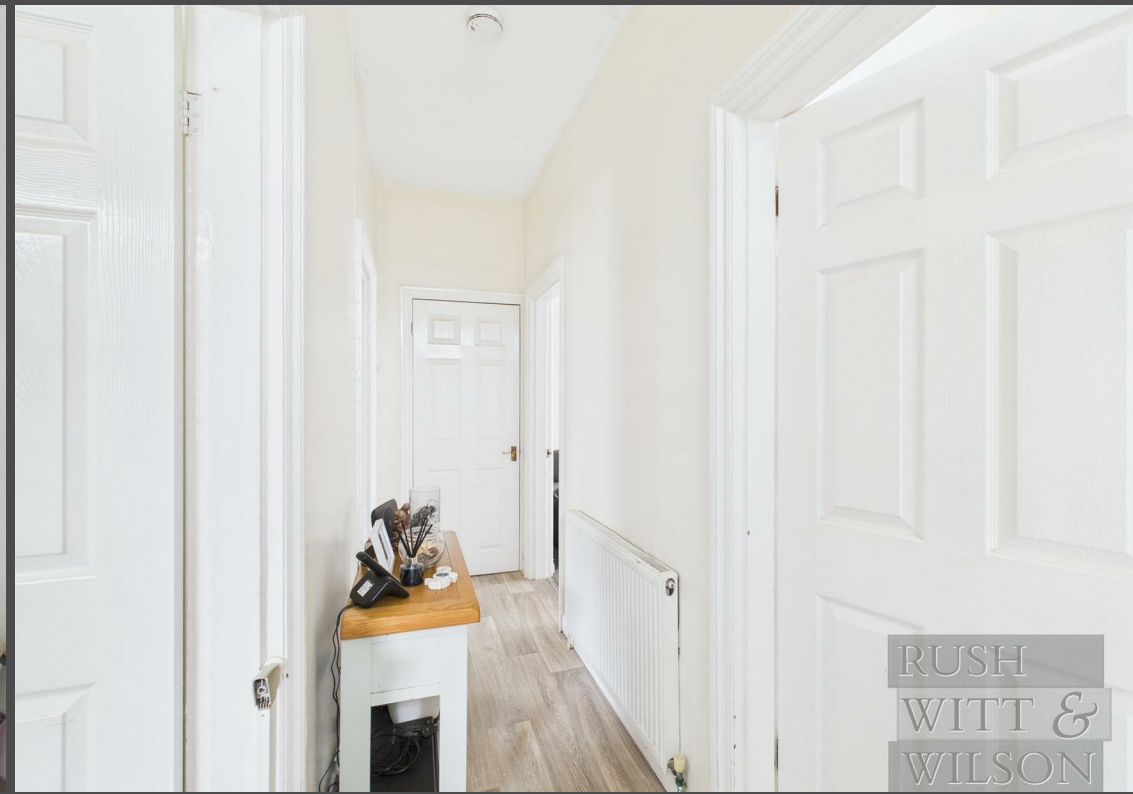
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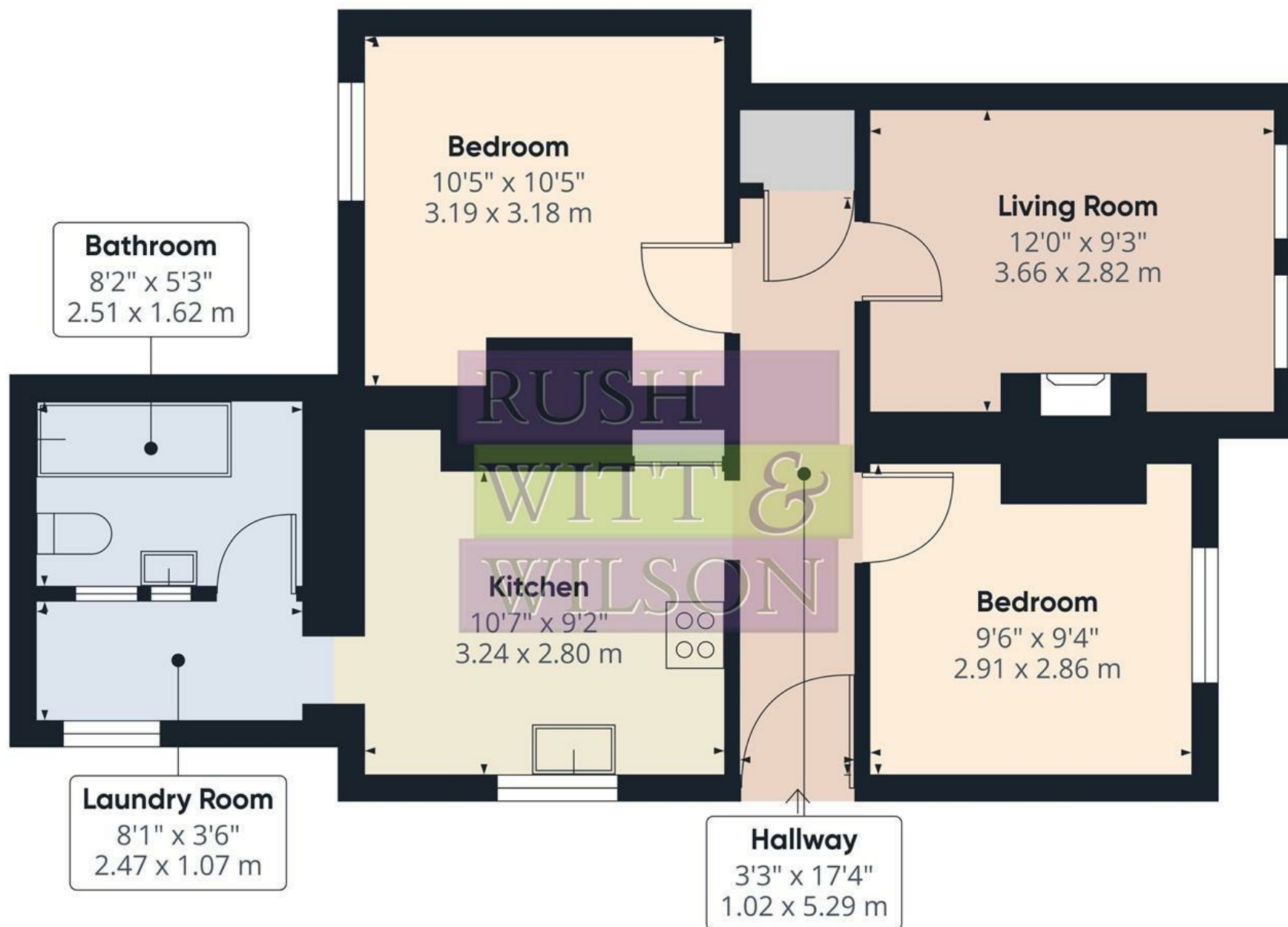
19 Arnside Road, St. Leonards-On-Sea, East Sussex TN38 8AB
Offers In Excess Of £130,000 Share of Freehold

This delightful two bedroom ground floor apartment presents an excellent opportunity for those seeking a comfortable and convenient living space. The flat boasts a well-designed layout that includes a welcoming reception room, two inviting bedrooms, and a bathroom. Although requiring modernisation this could be a great opportunity to adapt and improve upon purchase. One of the standout features of this property is its own private entrance, which adds a touch of exclusivity and ease. Additionally, residents can enjoy a private enclosed rear garden, perfect for relaxing outdoors or entertaining guests. The apartment is ideally situated just off Bulverhythe Road, providing easy access to a variety of local amenities, bus routes, and the nearby West St Leonards train station. Ravenside Retail Park is also within close proximity, offering a range of shopping options. This well-presented apartment is perfect for first-time buyers, downsizers, or investors looking for a property that combines comfort with convenience. With its appealing features and prime location, this flat is sure to attract interest. Don't miss the chance to make this lovely apartment your new home.









Approximate total area⁽¹⁾

545.4 ft²

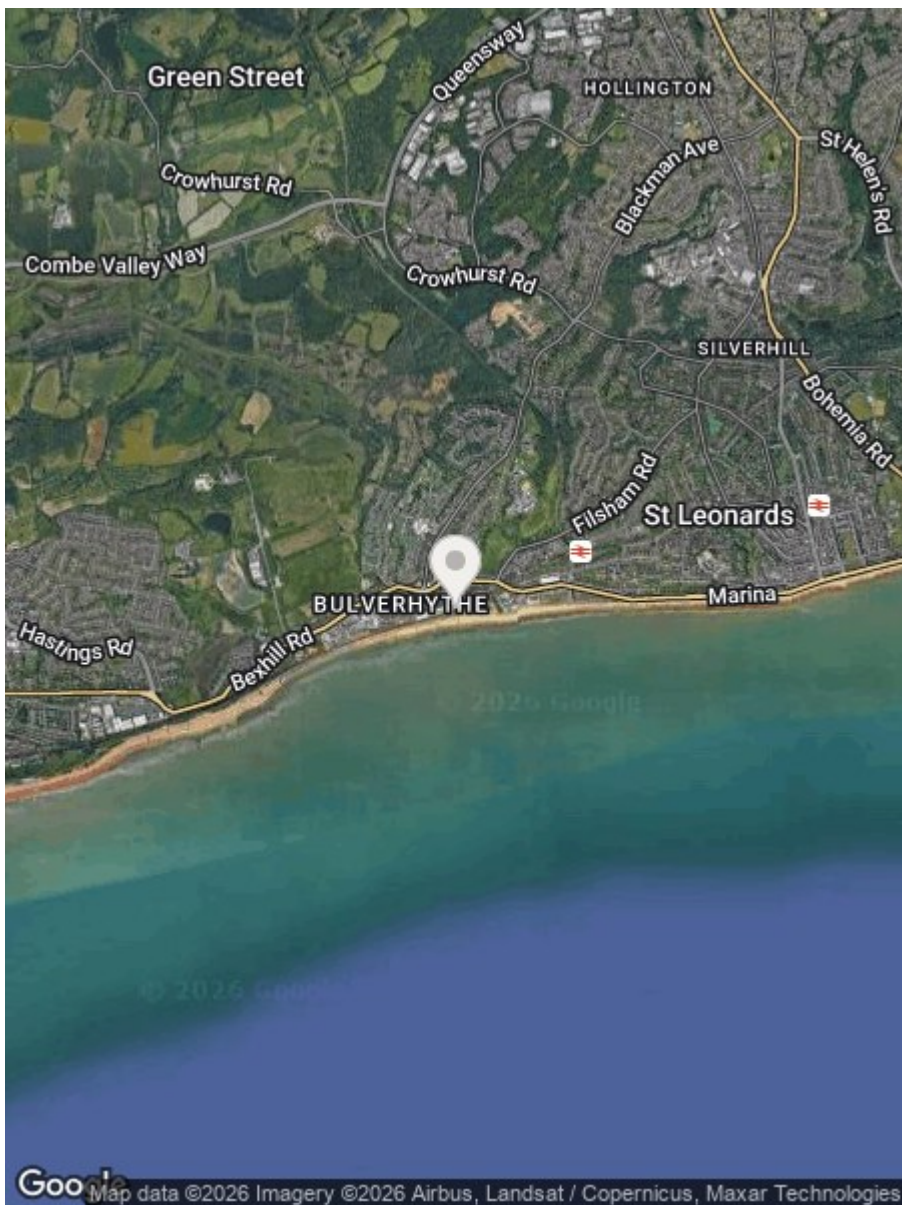
50.67 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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	77

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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

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