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**Mount Lodge The Mount, St Leonards-On-Sea, TN38 0HR
Offers In The Region Of £220,000 Share of Freehold**

Nestled in the charming area of The Mount, St Leonards-On-Sea, this delightful two-bedroom flat conversion offers a perfect blend of period features and modern living. The property is well presented throughout, ensuring a welcoming atmosphere for its new occupants. Upon entering, you will find a spacious reception room that serves as the heart of the home, ideal for both relaxation and entertaining. The flat boasts two comfortable bedrooms, providing ample space for rest and privacy. The well-appointed kitchen is functional and stylish, while the bathroom is conveniently located to serve both bedrooms and guests alike. One of the standout features of this property is the share of freehold, offering a sense of ownership and stability. Residents can also enjoy the beautifully maintained communal gardens, perfect for unwinding in the fresh air or socialising with neighbours. Situated in the popular Burton area of St Leonards, this flat is close to local amenities, parks, and the stunning coastline, making it an ideal choice for those seeking a vibrant community with easy access to the seaside. This property presents a wonderful opportunity to embrace a comfortable lifestyle in a sought-after location.







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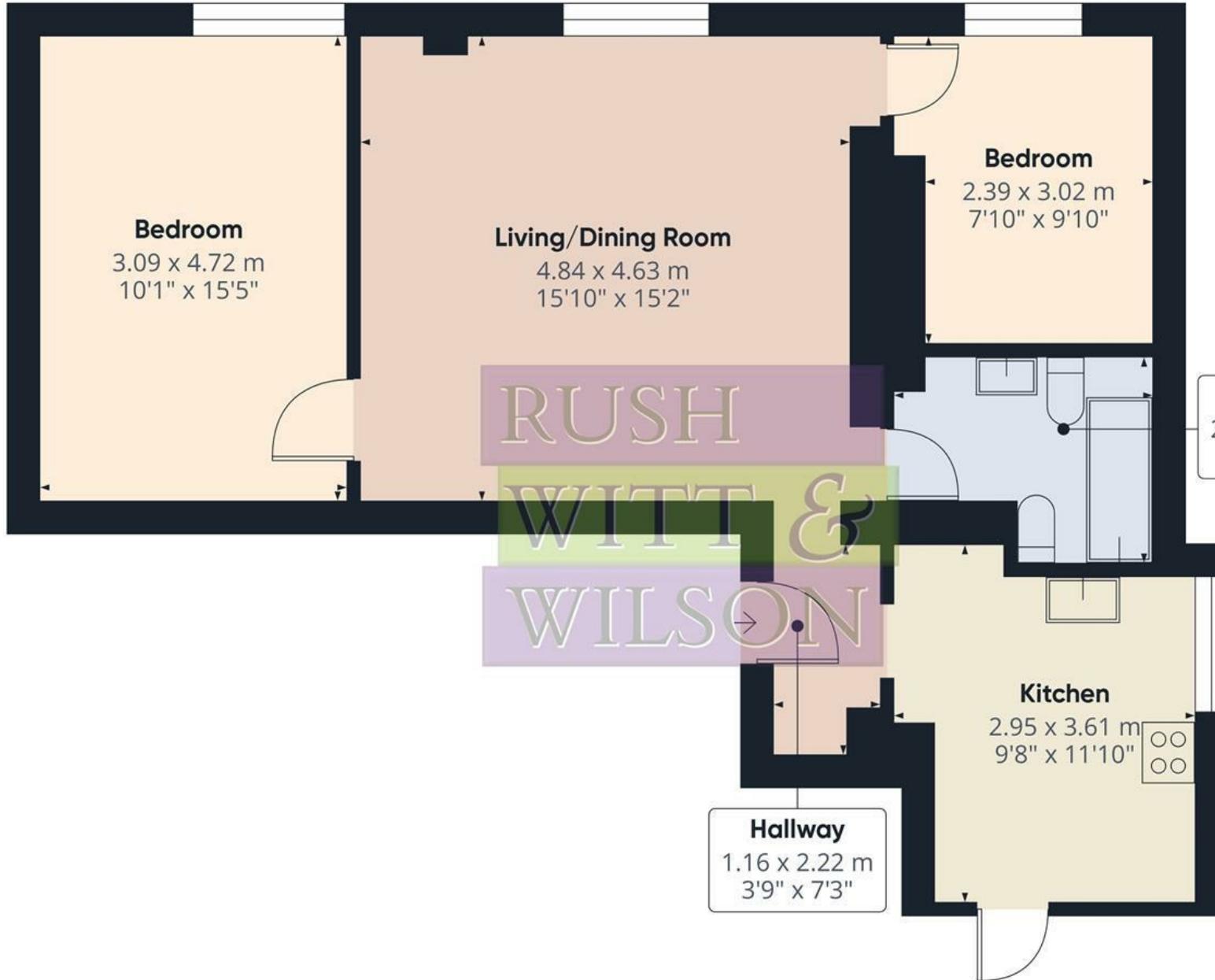
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Approximate total area⁽¹⁾

62.4 m²

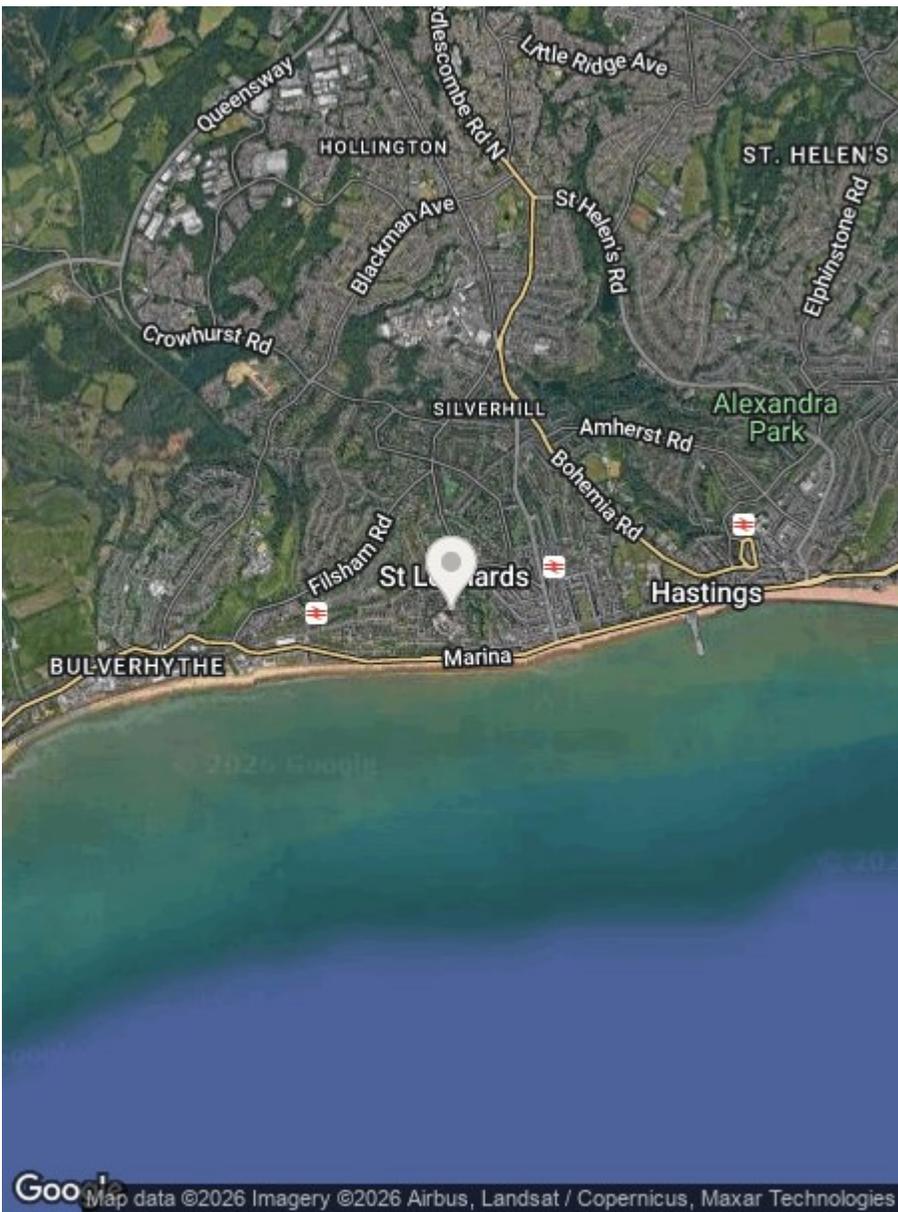
672 ft²

(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.

GIRAFFE360





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		
	65	78
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		
(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:

- 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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- 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.
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