

**RUSH
WITT &
WILSON**



RUSH
WITT &

27 Quarry House Quarry Hill, St. Leonards-On-Sea, TN38 0HP
Offers In The Region Of £170,000 Share of Freehold

Nestled in the charming area of Quarry Hill, this immaculately modernised purpose-built flat offers a perfect retreat by the sea and benefits from sea views. Ideal for those seeking a stylish and convenient lifestyle, this one-bedroom apartment boasts an open-plan living room and kitchen, designed with contemporary elegance in mind. The space is flooded with natural light, creating a warm and inviting atmosphere for both relaxation and entertaining. The modern shower room is a testament to the thoughtful design that has gone into this property, ensuring that every detail has been carefully considered. With a share of freehold, you can enjoy the benefits of ownership while being part of a well-maintained community. For added convenience, the flat includes an allocated parking space, making it easy to come and go as you please. The absence of a chain sale means that you can move in without delay, allowing you to start enjoying your new home right away. This property is not just a flat; it is a perfect bolt hole for those who appreciate modern living in a picturesque coastal setting. Whether you are a first-time buyer, a downsizer, or looking for a holiday home, this apartment is sure to impress. Don't miss the opportunity to make this stunning property your own.







RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON

Shower Room

1.80 x 1.72 m
5'10" x 5'7"

Hallway

2.42 x 1.09 m
7'11" x 3'6"

Bedroom

3.92 x 3.01 m
12'10" x 9'10"

Kitchen / Living Area

7.68 x 3.04 m
25'2" x 9'11"

Approximate total area⁽¹⁾

43 m²

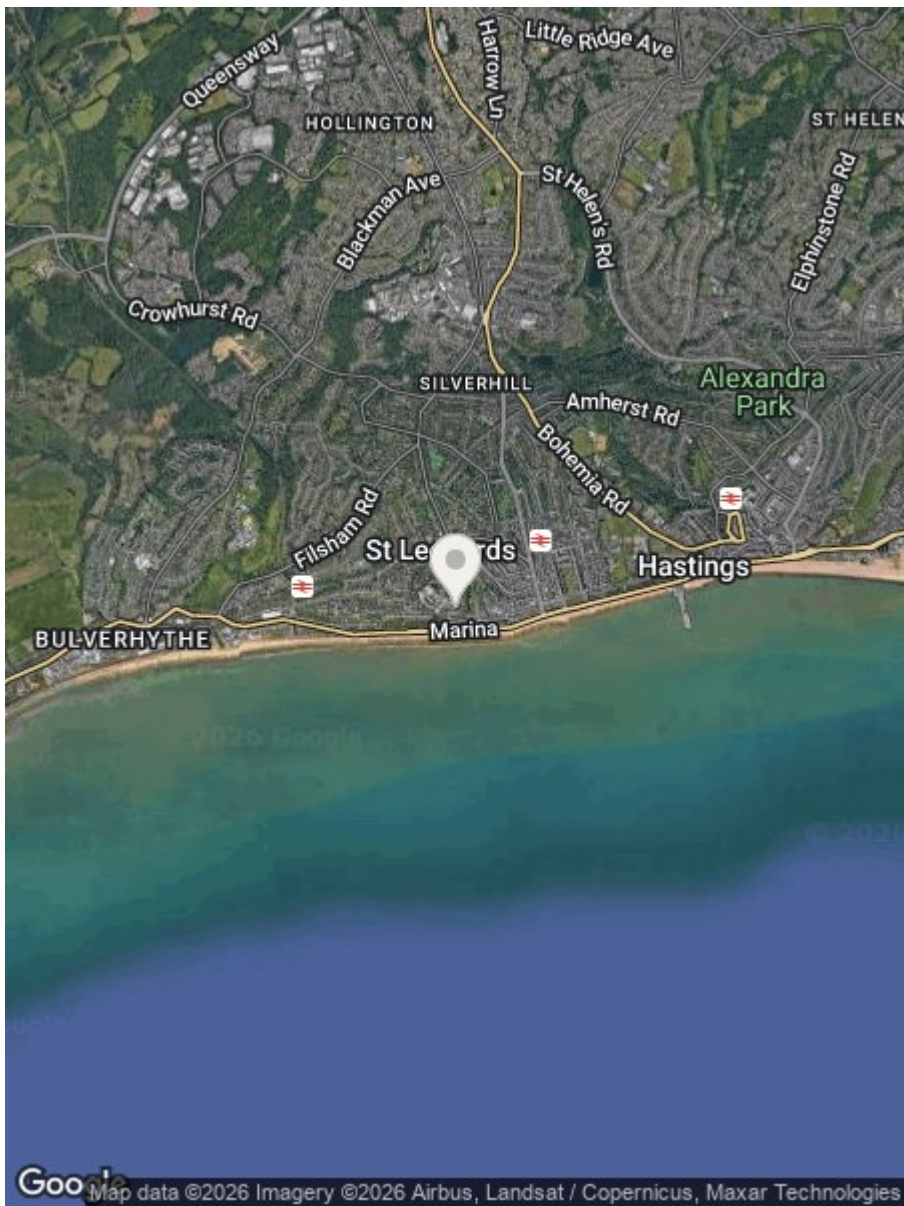
462 ft²

(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.

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 	

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).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
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>

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk**