

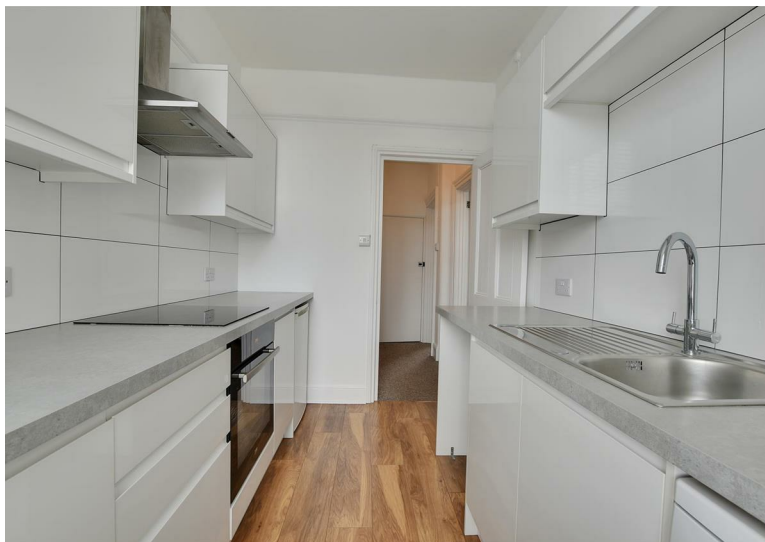
**RUSH  
WITT &  
WILSON**



**First Floor Flat, 5 Springfield Road, St. Leonards-On-Sea, East Sussex TN38 0TU  
£179,950**



**This is a really spacious one bedroom apartment found to the first floor of this attractive building centrally located in St Leonards. The property benefits from modern refinements and has just been redecorated. Furthermore it offers a very long lease (994 years) and is offered with no onward chain. In principle the property offers via the communal entrance, entrance hall, large main reception room with central fireplace, a modern fitted kitchen with appliances either fitted or remaining. The bedroom is a generous double room and leads directly to an en-suite bathroom w.c The apartment really needs to be viewed to be fully appreciated. It has been re-wired, re-plumbed and even has block acoustic sound insulation. The location is ideal if you want to be within walking distance of local amenities. Early viewings are highly recommended.**



### **Communal Entrance Hall**

Stairs rising to the first floor, private entrance door leading through to:

### **Private Entrance Hall**

Carpet as laid, understairs storage cupboard, further cloaks cupboard currently providing space for a freestanding fridge/freezer with fitted shelving above, doors off to the following:

### **Living Room**

16'4 x 11'8 (4.98m x 3.56m)

Sash windows to front with fitted blinds, carpet as laid, radiator, attractive centre piece fireplace with decorative surround, coved ceiling dado rail, picture rail, telephone point.

### **Kitchen**

11'6 x 6'7 (3.51m x 2.01m)

Sash window to front, fitted with an impressive range of white gloss matching wall and base units with soft close hinges and generous work surfaces over, electric hob with oven set below and extractor above, stainless steel sink unit with side drainer and mixer tap, slimline dishwasher (to remain), space and plumbing for washing machine, cupboard housing wall mounted boiler, fridge (to remain), wood effect laminate flooring, part tiled walls, radiator, picture rail.

### **Bedroom**

15'5 x 12'3 (4.70m x 3.73m)

Sash window to rear, carpet as laid, picture rail, dado rail, twin fitted wardrobes both offering fitted shelving and one with a hanging rail and eye level cupboards set above, radiator, door leading through to:

### **Bathroom/WC**

9'4 x 5'9 (2.84m x 1.75m)

Double aspect with opaque windows to side and rear, vanity wash hand basin with open flow mixer tap, exposed and painted wooden floorboards, fitted shaver mirror, radiator, panel enclosed bath with mixer tap and shower spray attachment with fixed and handheld shower heads with fitted shower screen, tiled walls, further radiator, two fitted towel rails.

### **Tenure**

#### **Lease**

Approximately 994 years remaining.

#### **Ground Rent**

Currently £50 per annum.

#### **Maintenance**

Currently £250 per annum. Buildings Insurance currently £150 per annum.

#### **Agents Note**

None of the services or appliances mentioned in these sale particulars have been tested.

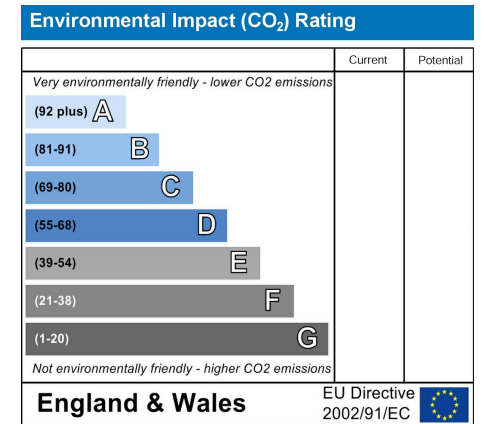
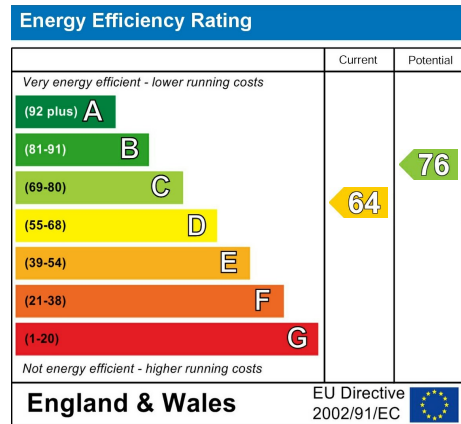
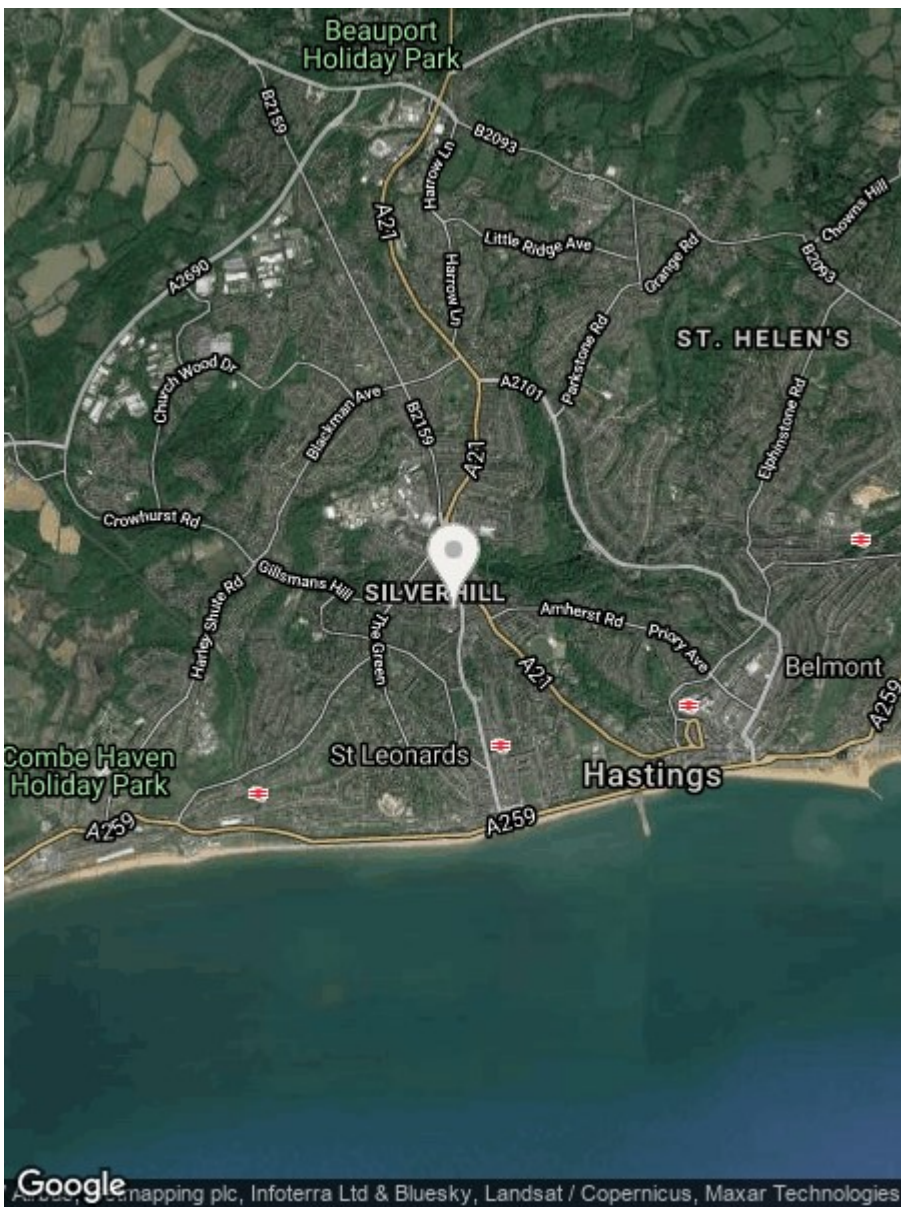
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.











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**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**