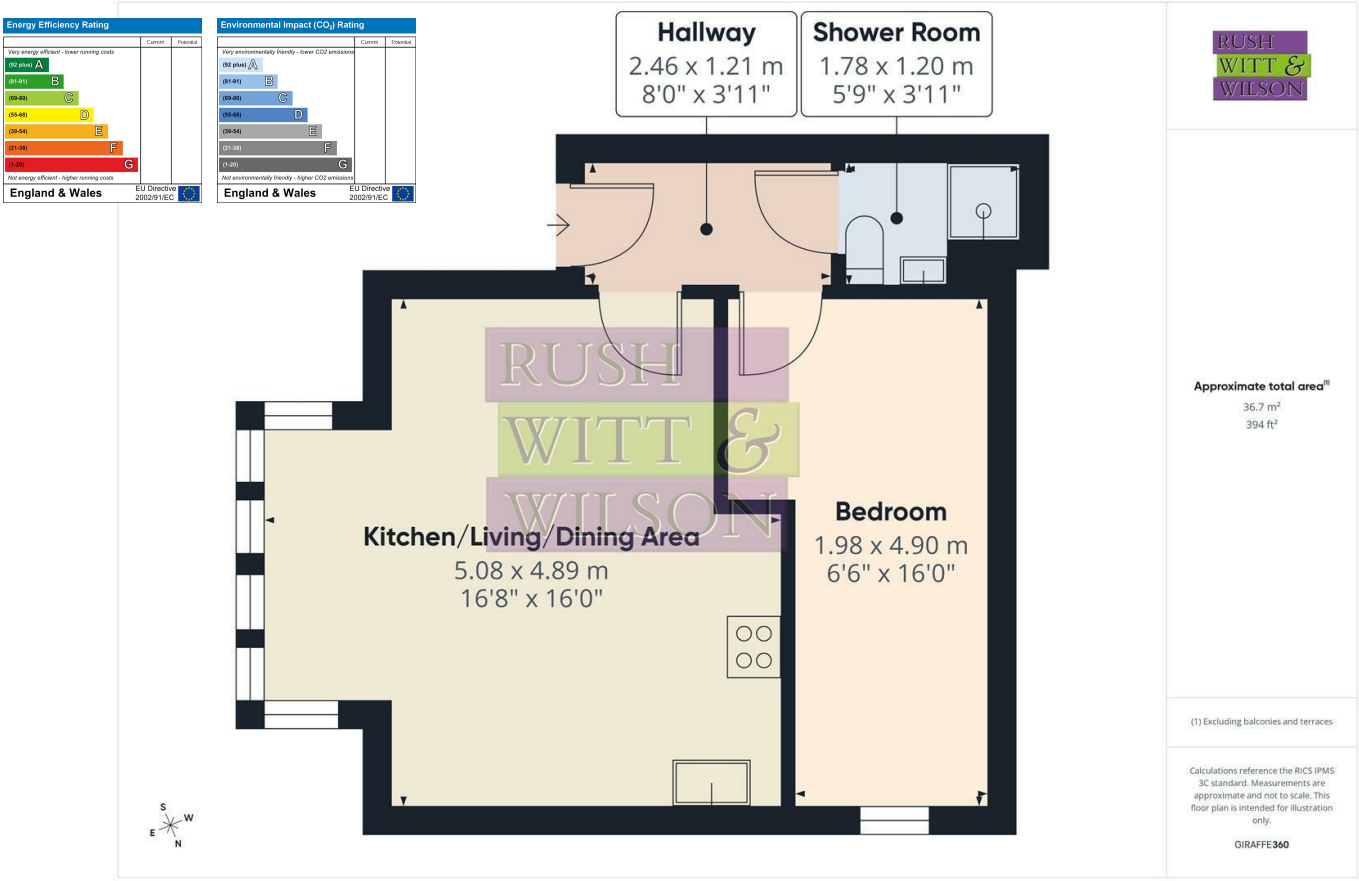
RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

www.rushwittwilson.co.uk

48 Chapel Park Road,
St. Leonards-On-Sea, TN37 6JB
Offers In The Region Of £140,000 Share of Freehold

Nestled on Chapel Park Road in the picturesque area of St. Leonards-On-Sea, this delightful ground floor flat offers a perfect blend of comfort and style. This one-bedroom conversion flat is presented in good order throughout, making it an ideal choice for first-time buyers or those seeking a cosy retreat. Upon entering, you will be greeted by high ceilings that enhance the sense of space and light within the open plan kitchen and living area. This thoughtfully designed layout allows for seamless living, perfect for both relaxation and entertaining. The kitchen is well-equipped, providing a functional space for culinary pursuits, while the living area offers a warm and welcoming atmosphere. The bedroom, located at the rear of the property, ensures a peaceful night's sleep, away from the hustle and bustle of daily life. The charming building itself adds to the character of the flat, making it a lovely place to call home. With its prime location in St. Leonards-On-Sea, residents can enjoy easy access to local amenities, parks, and the stunning coastline. This property enjoys a share of freehold and presents a wonderful opportunity to embrace a comfortable lifestyle in a vibrant community. Do not miss the chance to view this charming flat, where modern living meets classic charm.



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

The Property Ombudsman

Relocation agent network

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