3 Pickwick Court, 16 Market Street, St. Leonards-On-Sea, TN38 0DG

Offers In Excess Of £220,000 - Leasehold

Nestled in the charming coast, this delightful top-floor flat, offers a unique opportunity for those seeking a seaside retreat. With two well-proportioned bedrooms and a spacious reception room, this apartment provides ample living space, perfect for both relaxation and entertaining. The property boasts direct sea views, allowing you to enjoy the picturesque scenery right from your home. The spacious accommodation throughout presents a blank canvas, offering room to improve and modernise according to your personal taste and style. Whether you envision a contemporary coastal haven or a classic seaside escape, the potential here is truly exciting. Conveniently located, this flat is just a stone's throw away from local shops and amenities, ensuring that everything you need is within easy reach. The vibrant community of St. Leonards-On-Sea is known for its friendly atmosphere and beautiful surroundings, making it an ideal place to call home. This chain-free property is a rare find and represents a fantastic opportunity for first-time buyers, investors, or those looking for a holiday home by the sea. Embrace the coastal lifestyle and make this charming flat your own. Don’t miss out on the chance to create your perfect seaside abode in this lovely part of town.

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Approximate total area(1)

63.3 m²

683 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.

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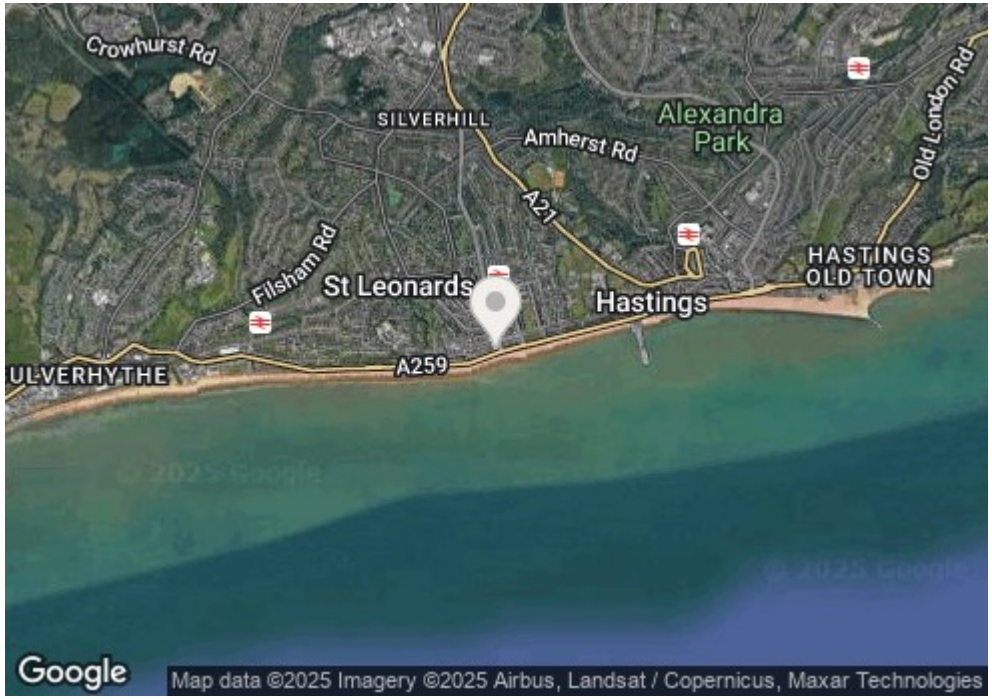

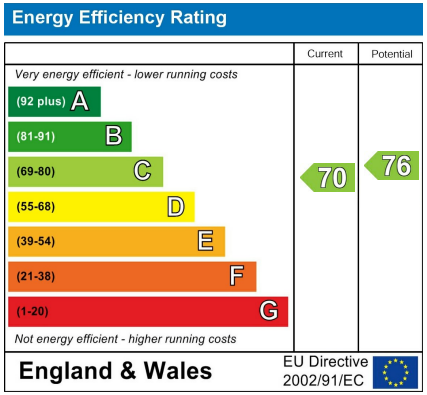

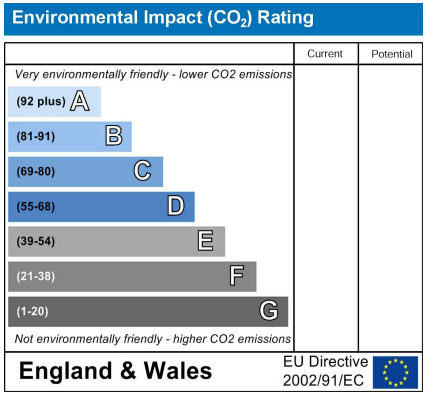

Council Tax Band - A

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.

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4. VAT: The VAT position relating to the property may change without notice.

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