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**Kings Wood Gate House Kings Wood Gate, St. Leonards-On-Sea, TN37 7FB**  
**£190,000 Leasehold**

Nestled in the tranquil cul-de-sac of Kings Wood Gate, St. Leonards-On-Sea, this beautifully presented first-floor flat offers a rare opportunity for those seeking a modern and comfortable living space. With two spacious double bedrooms, this property is perfect for first-time buyers or those looking to downsize without compromising on quality. Upon entering, you are greeted by a welcoming entrance hallway that leads to a generous 16ft lounge, providing an ideal setting for relaxation or entertaining guests.

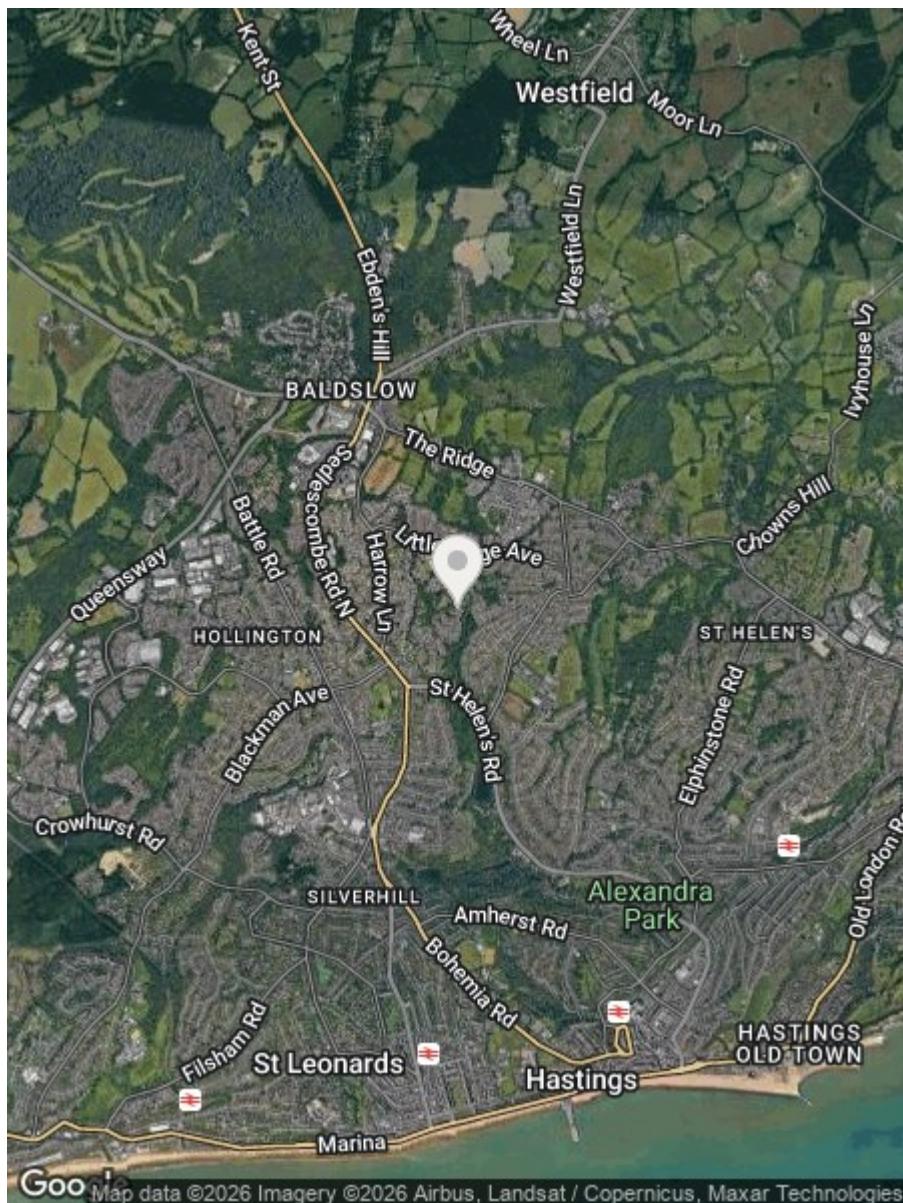
The modern kitchen is well-equipped, making it a delight for anyone who enjoys cooking. The flat also features a contemporary bathroom, ensuring convenience and style. One of the standout features of this property is the allocated parking space, a valuable asset in this desirable area. The flat is situated off Old Roar Road, offering a peaceful environment while still being conveniently close to local amenities and transport links. This property is not just a home; it is a lifestyle choice, combining comfort, modernity, and practicality. With its spacious accommodation and prime location, this flat is a must-see for anyone looking to make a wise investment in their future. Don't miss out on the chance to own this lovely apartment in St. Leonards on Sea.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	82	82
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

#### Council Tax Band - B

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).
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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.
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