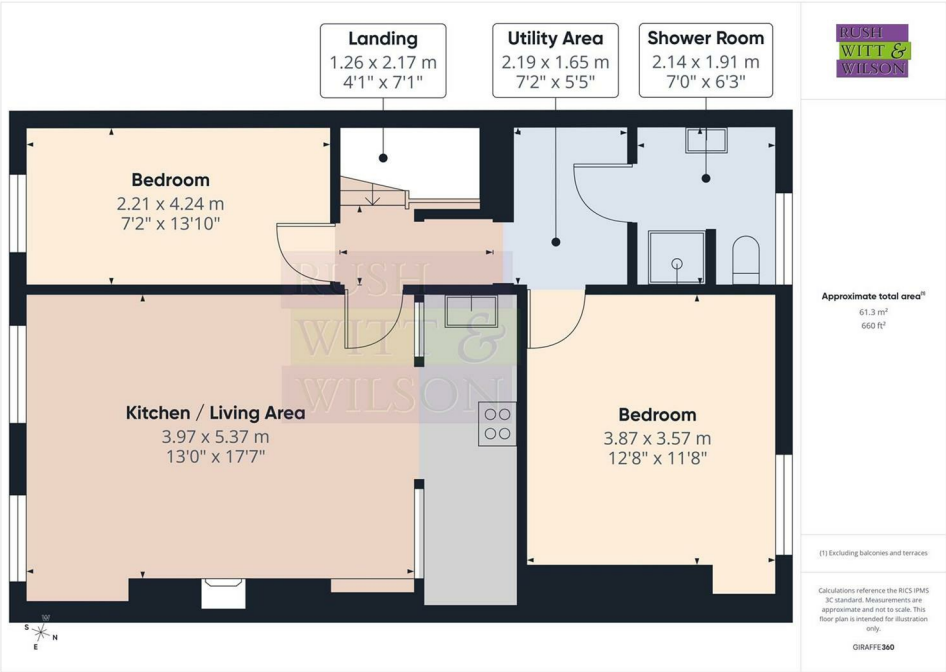
RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

www.rushwittwilson.co.uk

23 Saxon Street,
St Leonards-On-Sea, TN37 6AG
£175,000 Share of Freehold

Occupying a superb top-floor position in a well-maintained block, this spacious two double bedroom apartment enjoys far-reaching sea views and an enviable location moments from the seafront promenade. the accommodation is well arranged and comprises an entrance hallway, two generous double bedrooms, a family bathroom and a bright open-plan kitchen/living room, creating an excellent space for both everyday living and entertaining. The living area and second bedroom benefit from impressive views towards the sea, providing a wonderful coastal backdrop. The property is situated just off Saxon Street off London Road, within easy reach of an excellent selection of cafés, restaurants, bars and local amenities, while the seafront and promenade are quite literally a stone's throw away. Further benefits include a share of the freehold, a new lease to be granted on completion and the considerable advantage of being offered to the market CHAIN FREE. An excellent opportunity for buyers seeking a permanent home, coastal retreat or investment in a highly sought-after seafront location. Early viewing is highly recommended.



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:

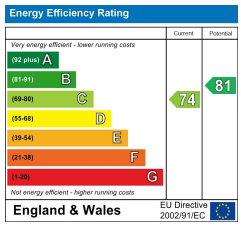
1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & 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).

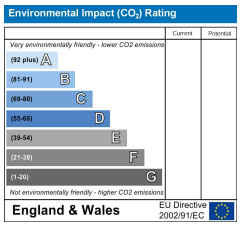
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

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





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