

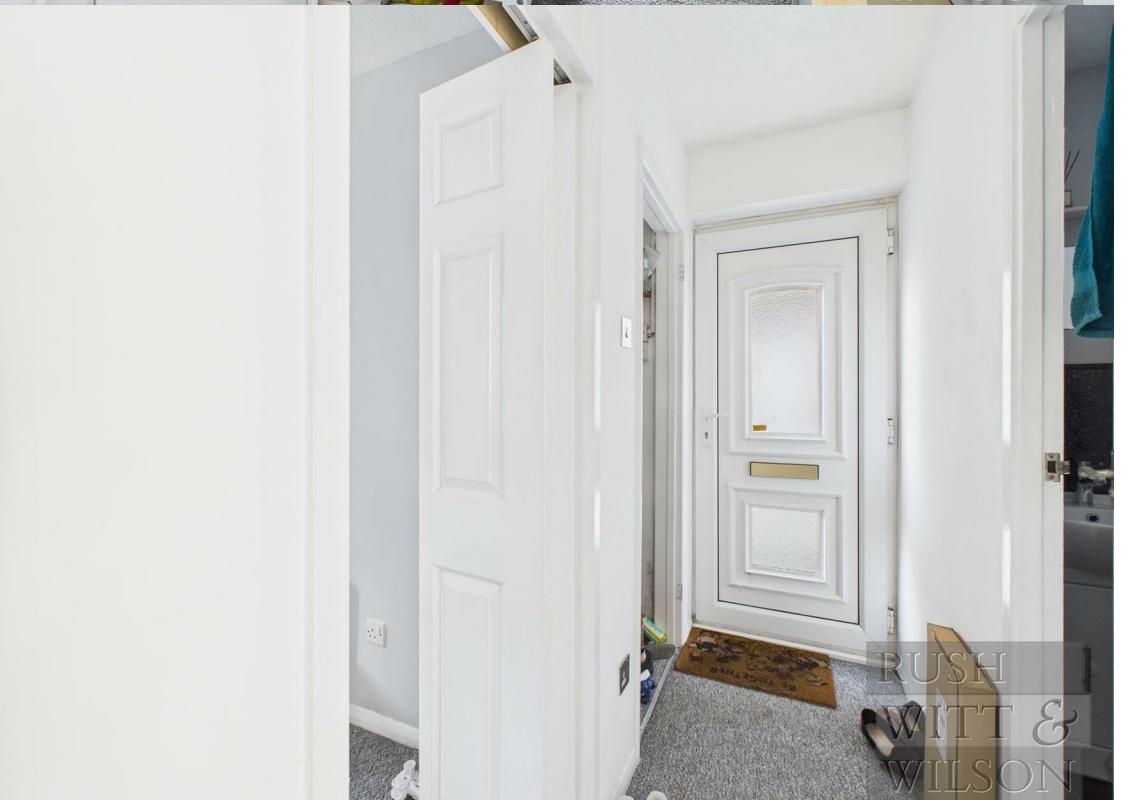
RUSH  
WITT &  
WILSON



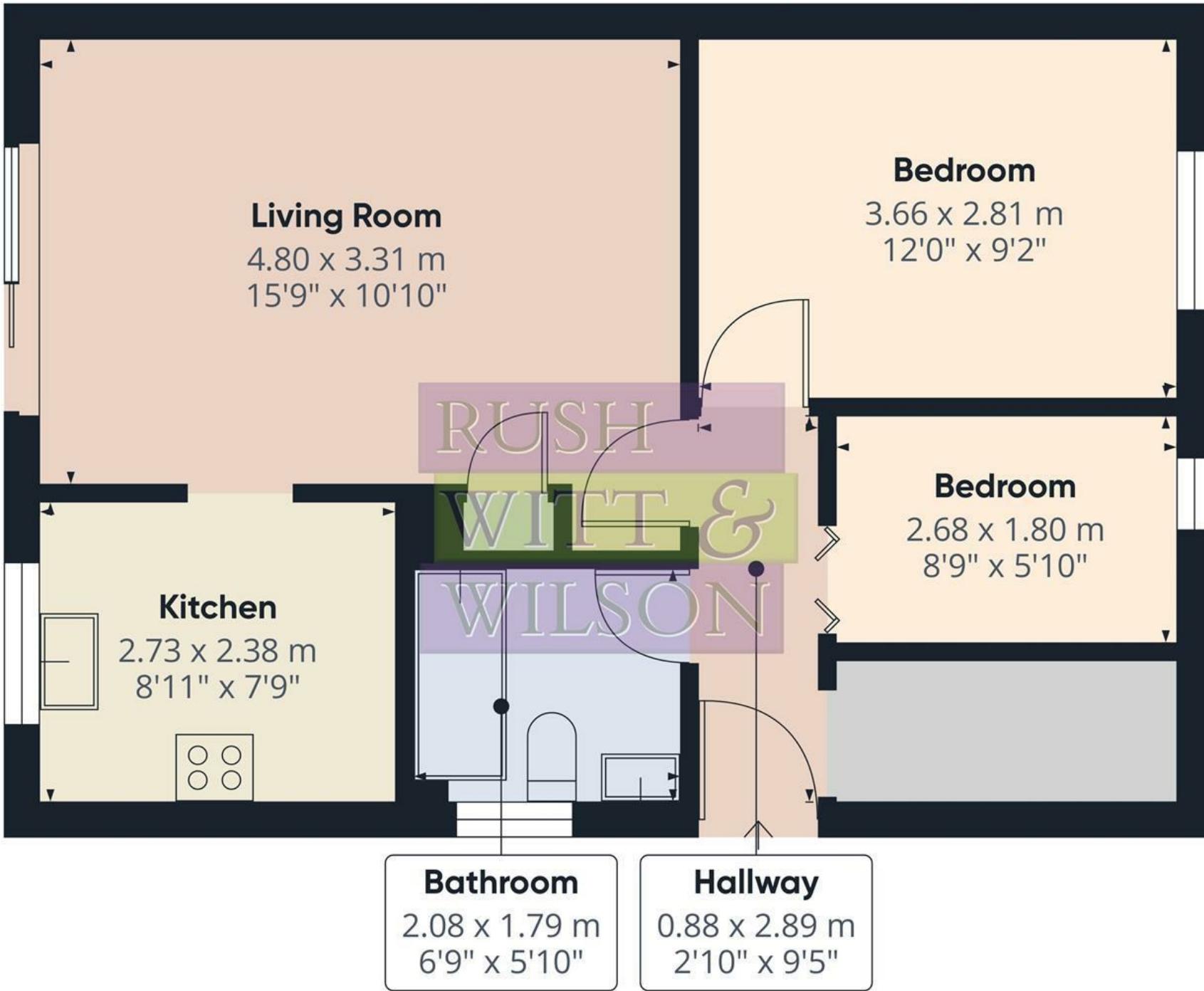
14 Kingsley Close, St. Leonards-On-Sea, TN37 7BX  
Guide Price £180,000 - £200,000 - Leasehold

**\*\* GUIDE PRICE £180,000 - £200,000 \*\*** Nestled in the cul-de-sac of Kingsley Close, St. Leonards-On-Sea, this charming two-bedroom ground floor garden apartment offers a delightful blend of comfort and convenience. The property features a spacious lounge/diner, perfect for relaxing or entertaining, alongside a separate modern fitted kitchen that caters to all your culinary needs. Both bedrooms are well-proportioned, providing ample space for rest and relaxation, while the family bathroom is designed with practicality in mind. One of the standout features of this property is the private and secluded rear garden, an ideal spot for enjoying the outdoors or hosting summer gatherings. Additionally, the property comes with the benefit of an allocated parking space, ensuring that you have a secure place for your vehicle. With a lengthy lease of over 900 years, this property presents a fantastic opportunity for first-time buyers or those looking to invest in a buy-to-let property. Situated within a peaceful area, yet conveniently close to local amenities, this home is perfect for those seeking a serene lifestyle without sacrificing accessibility. The property falls under Council Tax Band A, making it an economical choice for potential homeowners. With the added advantage of fibre optic broadband, this apartment is not only a comfortable living space but also a practical one for modern living. Don't miss the chance to make this lovely property your own.









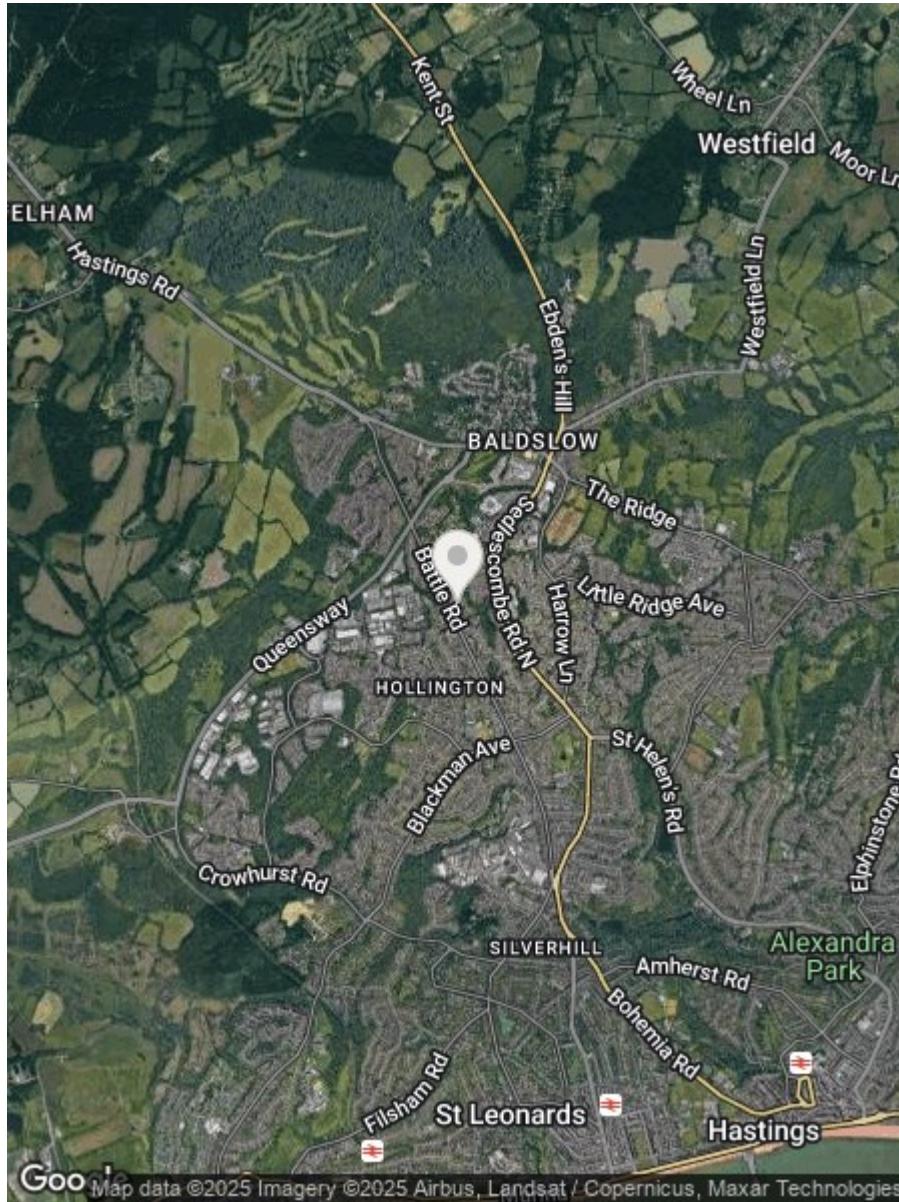
Approximate total area<sup>(1)</sup>

48.1 m<sup>2</sup>

518 ft<sup>2</sup>

(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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

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.

Council Tax Band – A

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.