3 Charles Road, St. Leonards-On-Sea, TN38 0QA
Offers In Excess Of £190,000 - £220,000 Leasehold

Nestled in the heart of St. Leonards-On-Sea, this charming second floor flat on Charles Road presents an excellent opportunity for those seeking a stylish and convenient living space. Offered to the market chain-free, this converted two-bedroom, two bathroom flat boasts a good lease ensuring peace of mind for prospective buyers. The property features a spacious entrance hall that provides ample storage, leading into an impressive open-plan reception room. This inviting space is complemented by a well-appointed kitchen equipped with built-in appliances, perfect for both entertaining and everyday living. The flat includes a generously sized bedroom with an en suite shower room, alongside a second double bedroom and a main family bathroom, making it ideal for couples, small families, or those seeking a guest room. One of the standout features of this property is its prime location, directly opposite Gensing Gardens, where residents can enjoy pleasant townscape views and even partial glimpses of the sea. The vibrant local area offers a wealth of amenities, including artisan shops and delightful eateries, all within walking distance. Additionally, Warrior Square railway station is conveniently close, providing easy access to London and beyond, while the beautiful St Leonards seafront and promenade are just a short stroll away. This flat represents a fantastic opportunity to secure a well-proportioned home in a sought-after location. Don't miss your chance to make this delightful property your own.

RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

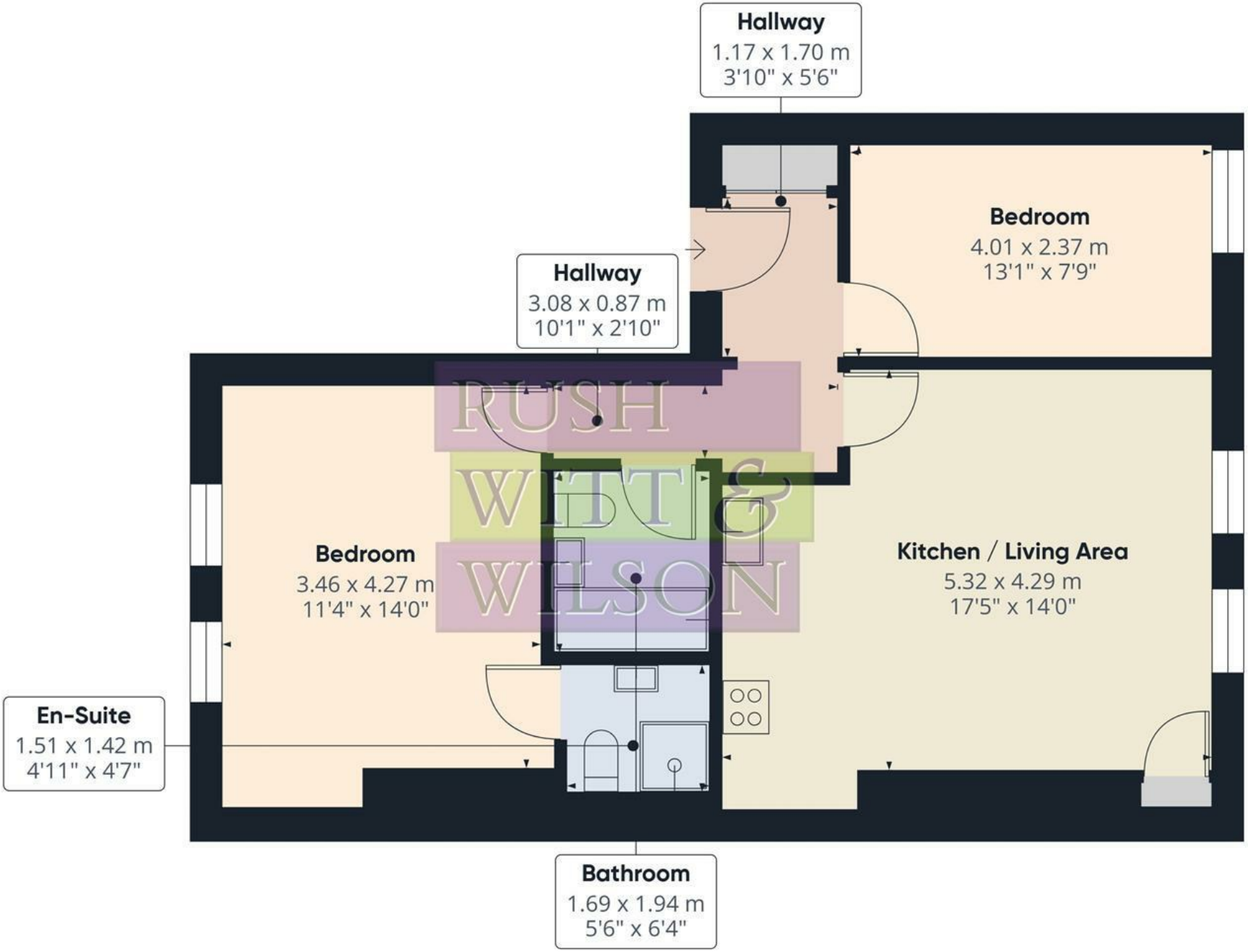
RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

RUSH
WITT &
WILSON



RUSH WITT & WILSON

Approximate total area(1)

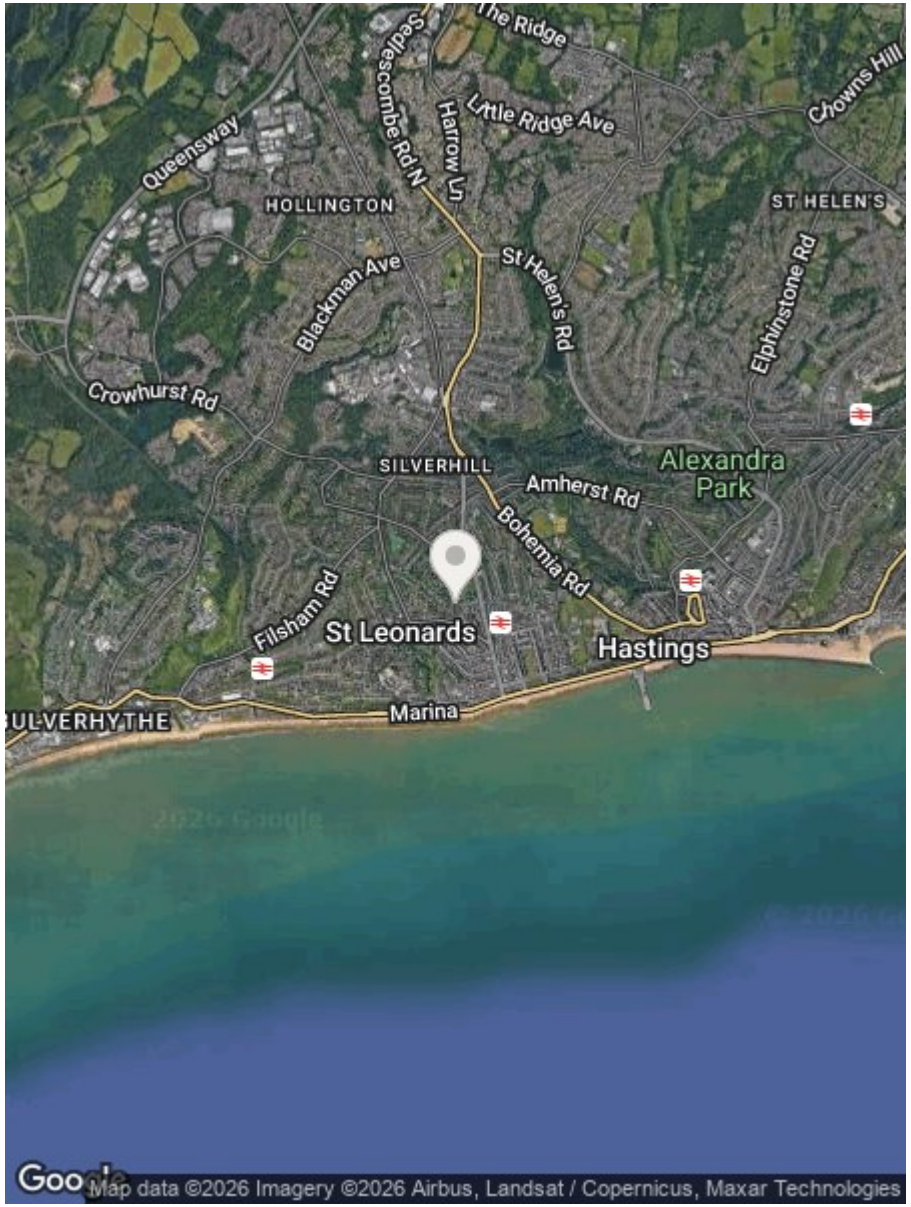
59.2 m²

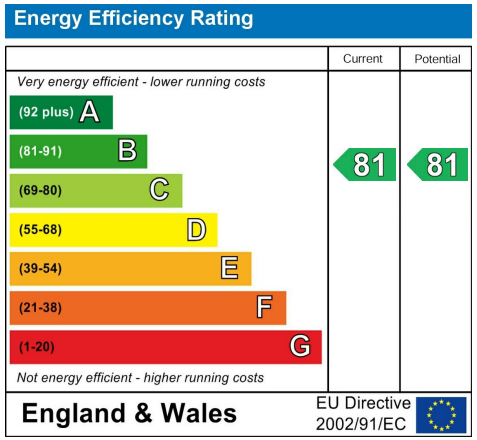
637 ft²

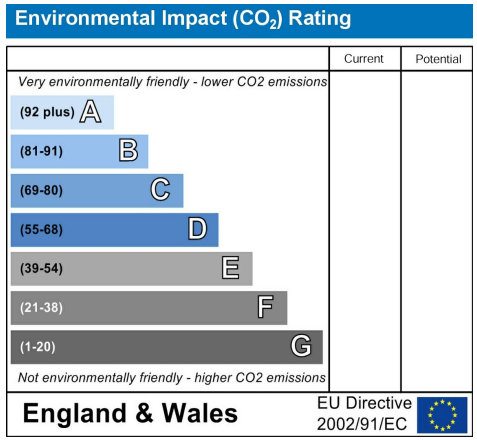
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







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

Residential Estate Agents
Lettings & Property Management

The Property Ombudsman
Relocation agent network

Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk