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**11a Church Road, St. Leonards-On-Sea, East Sussex TN37 6EF  
£375,000 Share of Freehold**

Nestled in the charming area of St. Leonards-On-Sea and within a five minute walk from the seafront, this delightful maisonette conversion on Church Road offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property provides ample space for relaxation and entertaining guests. There are depending on configuration three with the possibility of four well-proportioned bedrooms to ensure that there is plenty of room for family or visitors, making it an ideal home for those seeking a vibrant community atmosphere. The maisonette features a thoughtfully designed bathroom, catering to the needs of modern living. The layout is designed to maximise space and functionality, ensuring a comfortable living experience. St. Leonards-On-Sea is known for its picturesque seafront and vibrant local culture, making this location particularly appealing. Residents can enjoy easy access to a variety of shops, cafes, and recreational facilities, all within a short distance. The area is well-connected by public transport being only a 10 minute stroll from Warrior Square Train Station, providing convenient links to nearby towns and cities. This property presents an excellent opportunity for those looking to invest in a home that combines character with practicality. Whether you are a first-time buyer or seeking a family residence, this maisonette conversion on Church Road is sure to impress. Do not miss the chance to make this charming property your own.





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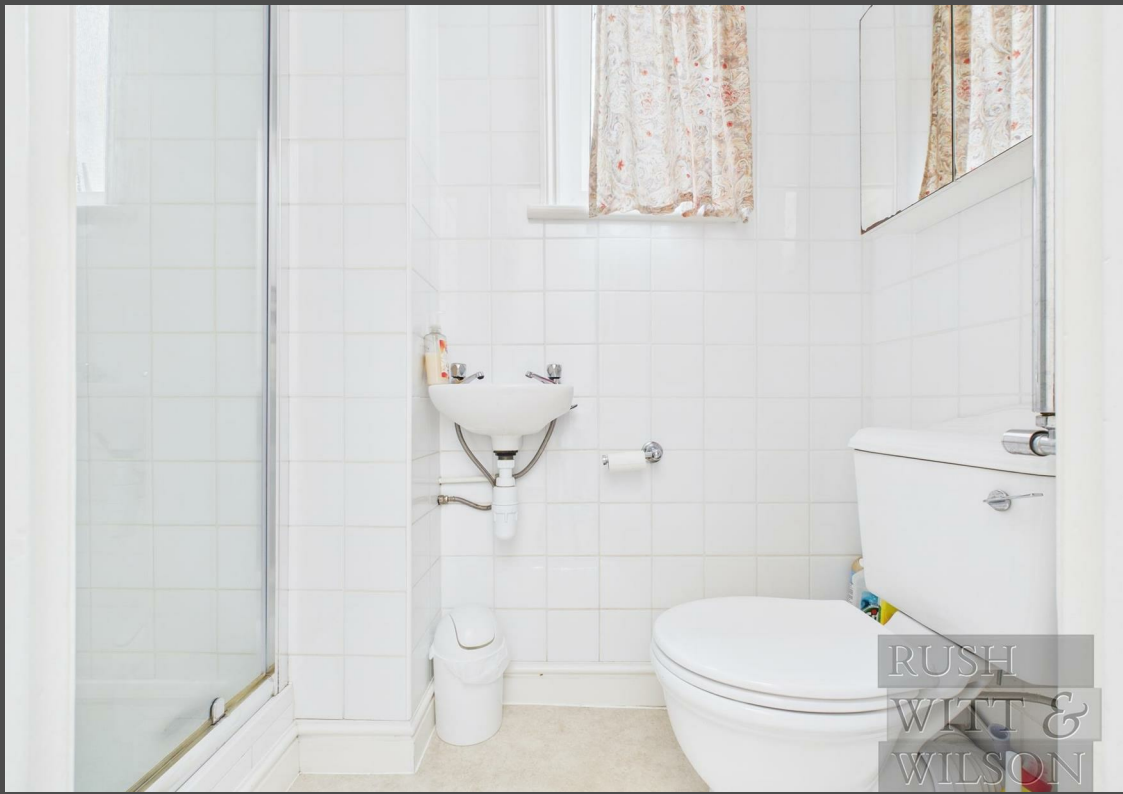
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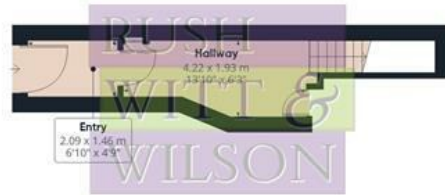
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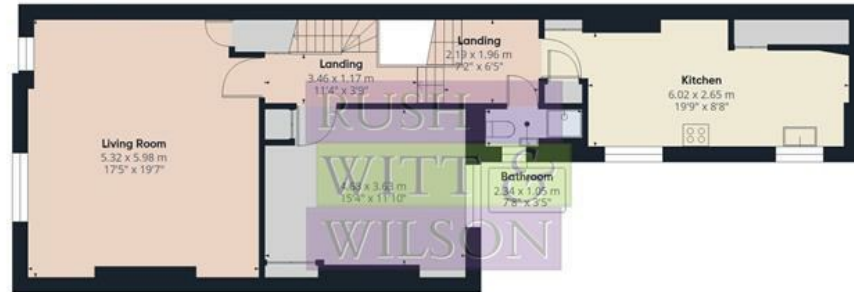
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**Floor 0**



**Floor 1**



**Floor 2**

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

147.6 m<sup>2</sup>  
1588 ft<sup>2</sup>

**Reduced headroom**

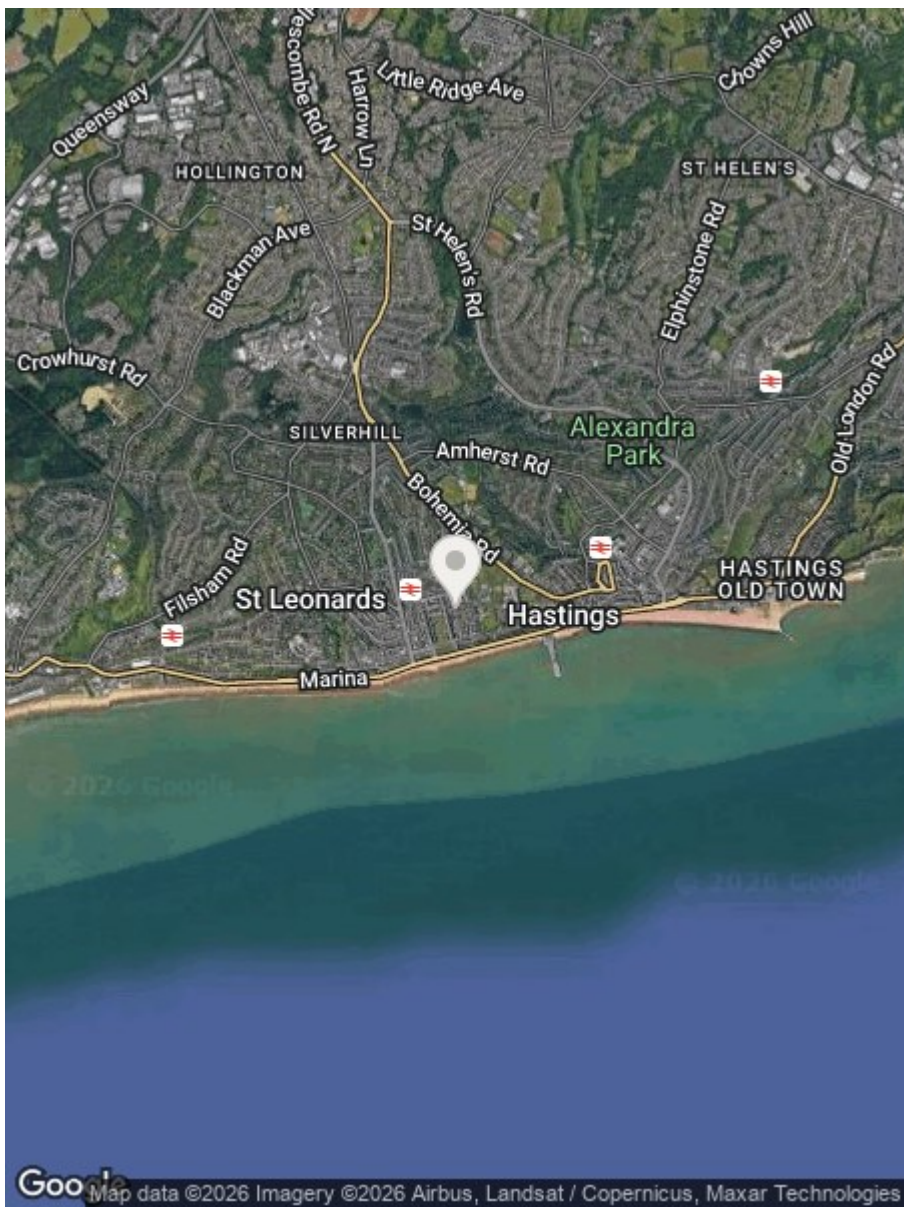
0.1 m<sup>2</sup>  
1 ft<sup>2</sup>


(1) Excluding balconies and terraces


Reduced headroom

----- Below 1.5 m/5 ft

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		
	74	79
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	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:

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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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