

**RUSH
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WILSON**



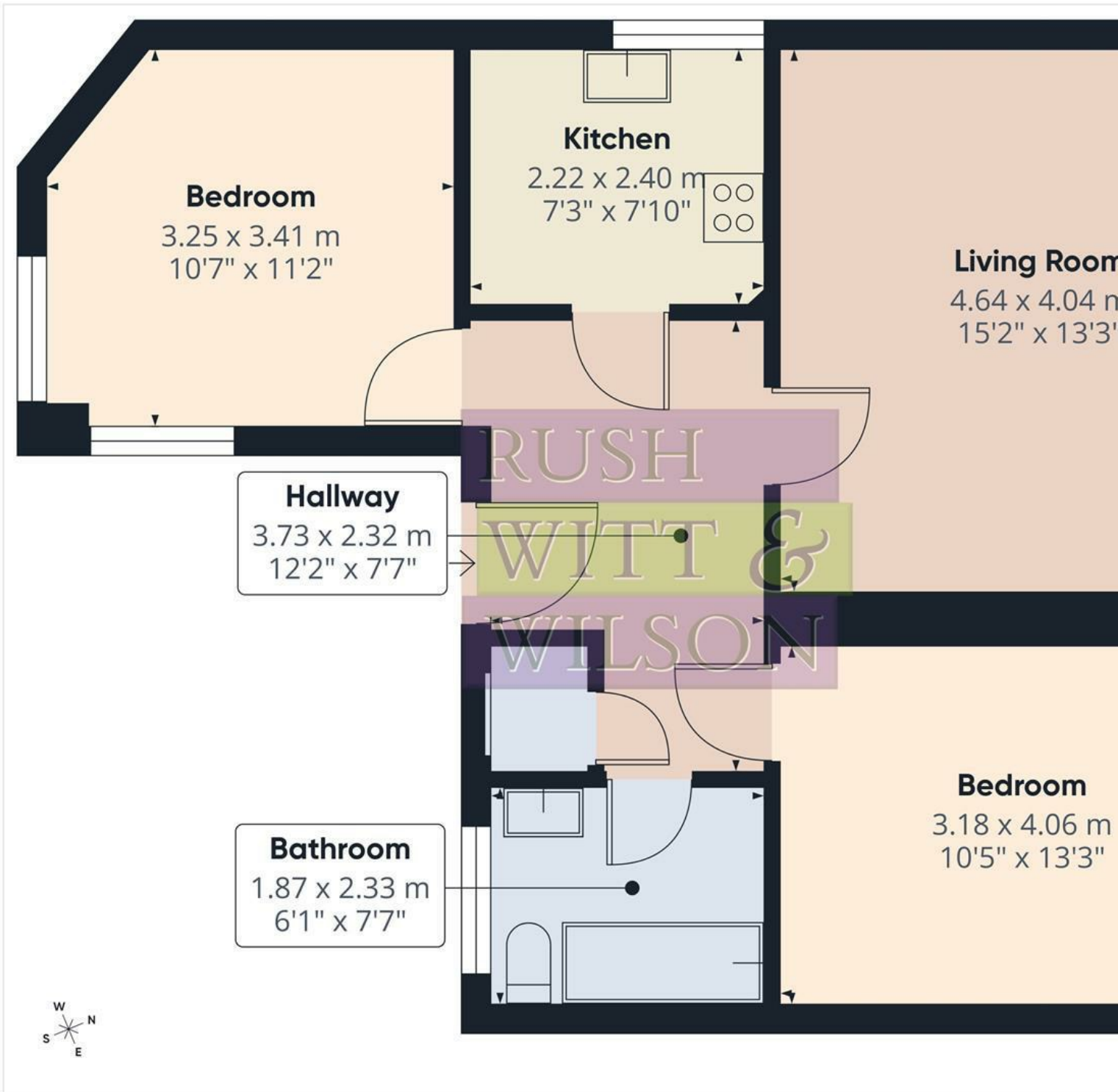
**Flat 3 Allegria Court Quarry Hill, St. Leonards-On-Sea, TN
£325,000 Share of Freehold**

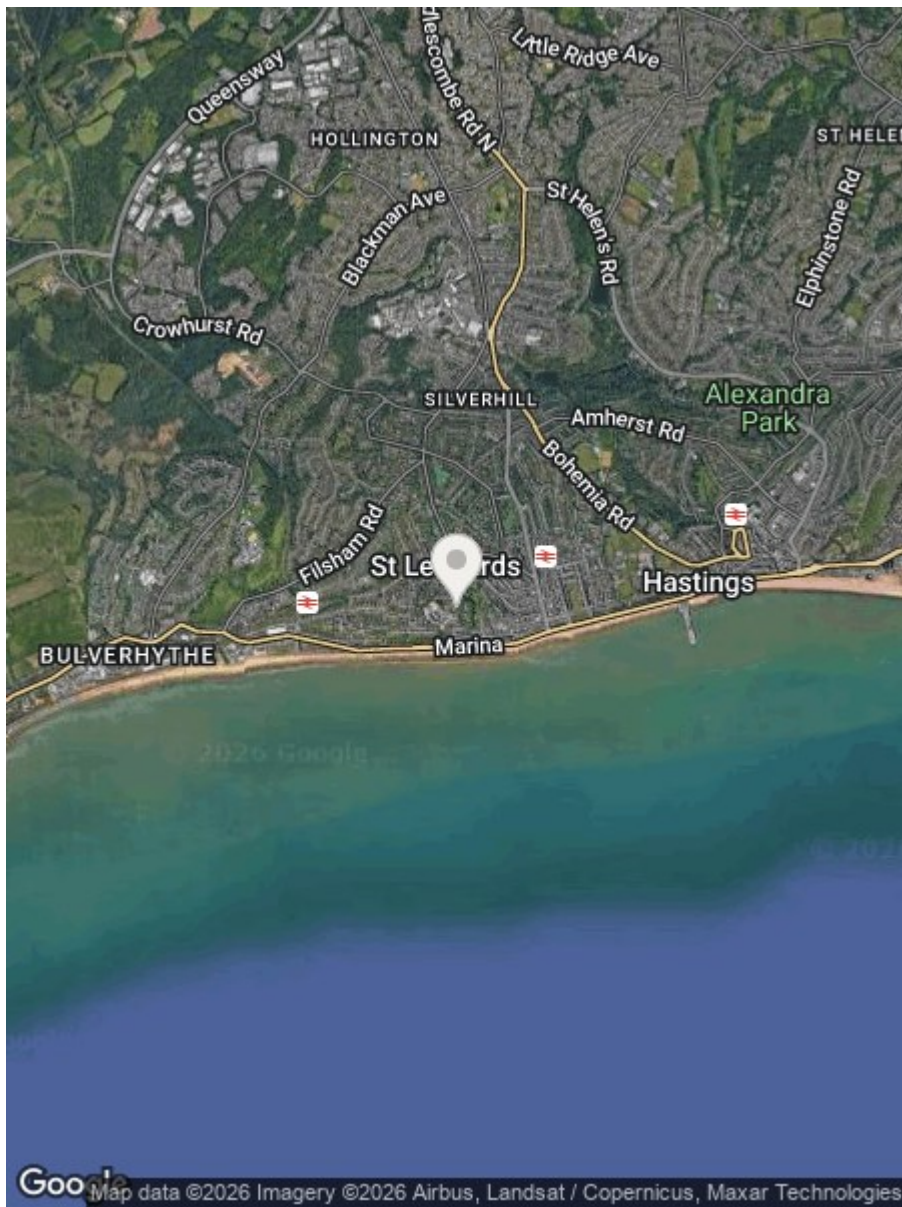
Rush Witt & Wilson are delighted to offer this elegant Grade II listed ground floor an impressive period residence in the highly sought-after Burton St Leonards beautiful St Leonards Gardens and just a stone's throw from St Leonards seafront provides well-proportioned accommodation brimming with character. It features a generous living room, a stylish, well-appointed kitchen, two double bedrooms, a charming home effortlessly combines contemporary finishes with original period features and an inviting living space. Ideally positioned close to the coast, early internal viewing is recommended to fully appreciate all that this exceptional property has to offer.












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 	

Council Tax Band - B

Fixtures and fittings: A list of the fitted carpets, curtains, lights, etc. included in the sale (or may be available by separate negotiation).

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor a representation of fact or law. They are provided for information only. Rush, Witt & Wilson in the particulars or by word of mouth or in writing, does not warrant the accuracy of the particulars, or make any representation about the property, its condition or its value. Neither Rush, Witt & Wilson nor its agents, seller(s) or lessor(s) make any representation about the property, and accordingly any information should be sought from the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and other visual material are as they appeared at the time they were taken. Areas, measurements and other details are approximate.
3. Regulations etc: Any reference to alterations to, or use of, a property, or to any planning, building regulations or other consent has been obtained, or to any other ways that these matters have been properly dealt with.
4. VAT: The VAT position relating to the property may change.
5. To find out how we process Personal Data, please refer to our privacy policy at <https://rushwittwilson.co.uk/privacy-policy>

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