

**RUSH
WITT &
WILSON**

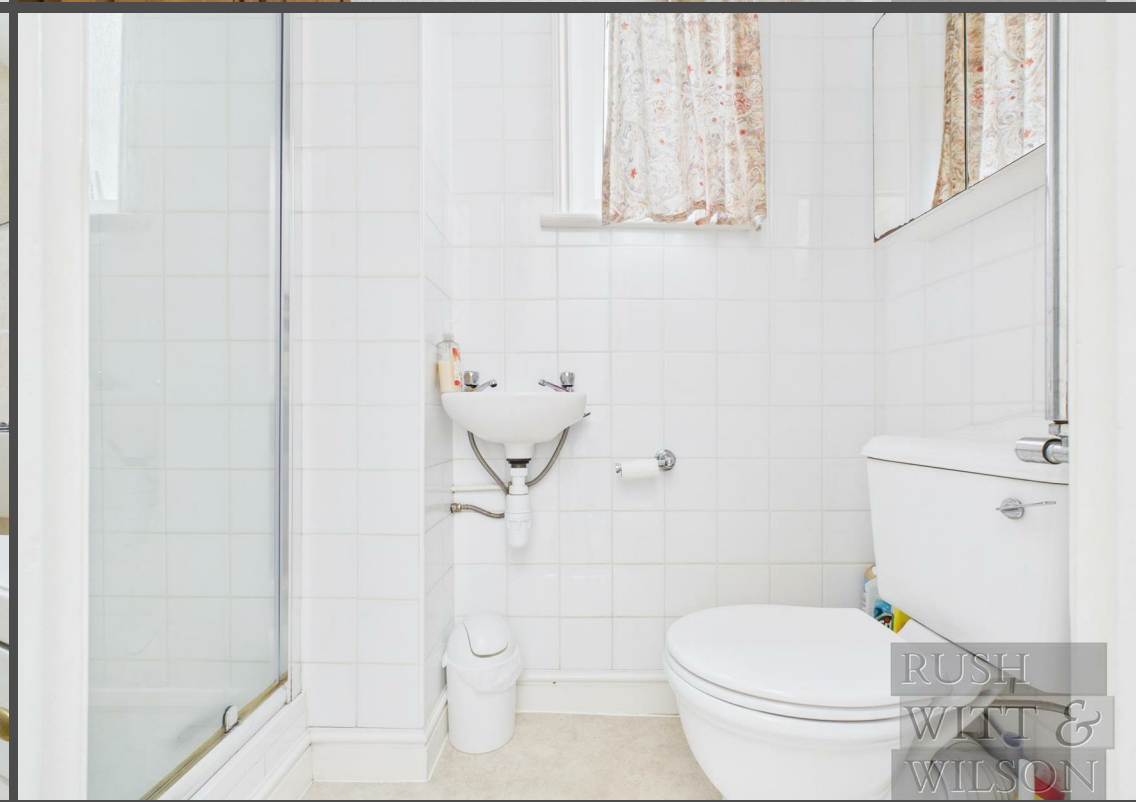


11a Church Road, St. Leonards-On-Sea, East Sussex TN37 6EF
£375,000 Share of Freehold

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.









Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

147.6 m²

1588 ft²

Reduced headroom

0.1 m²

1 ft²

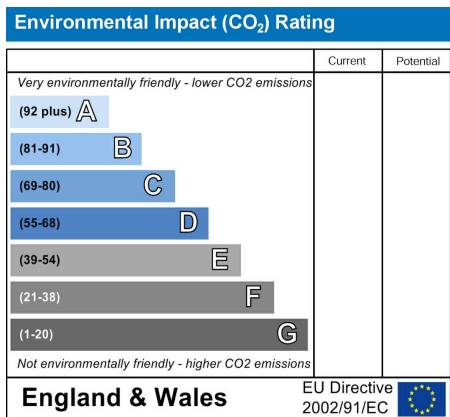
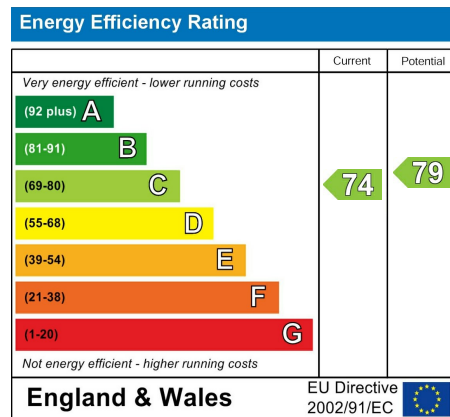
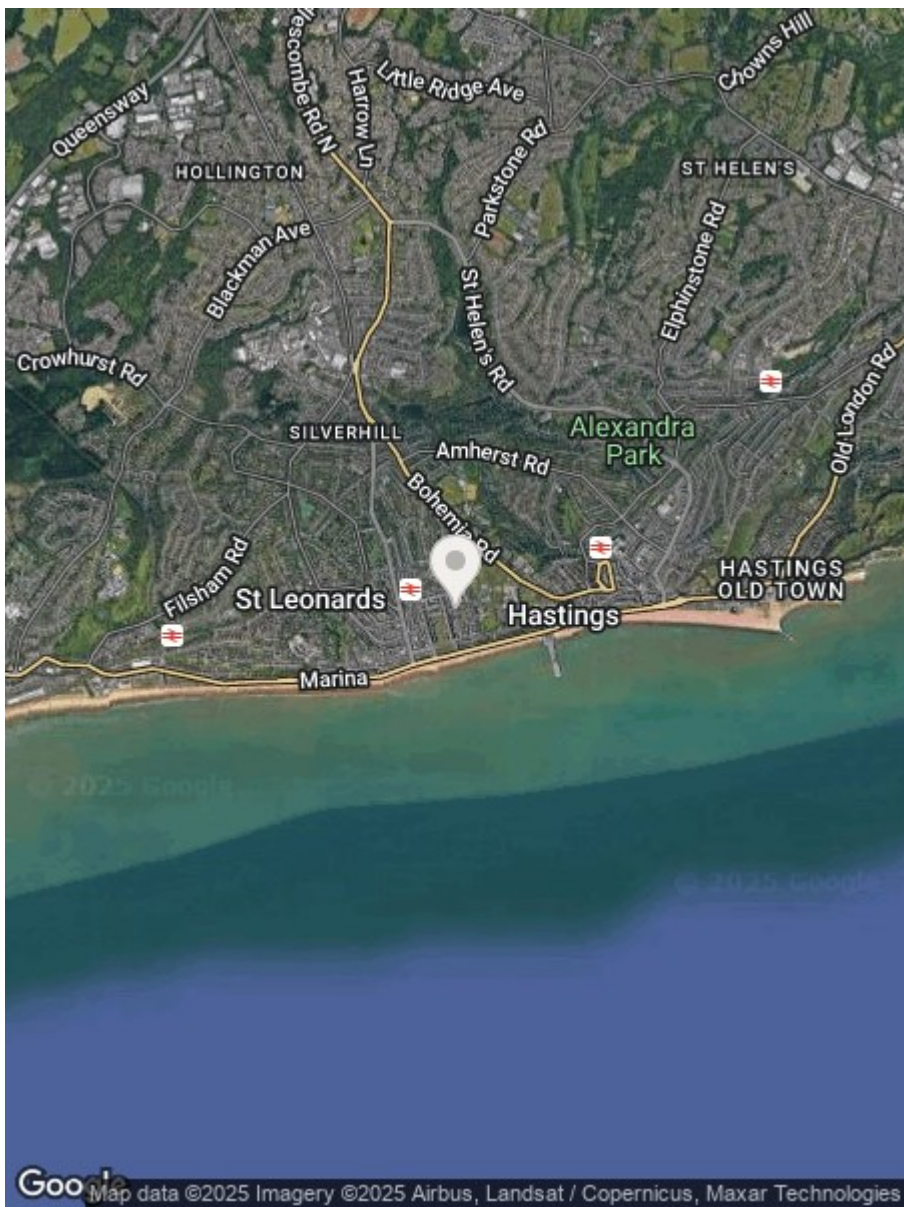
(1) Excluding balconies and terraces

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.

GIRAFFE 360



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:

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>



Residential Estate Agents
Lettings & Property Management



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