

**RUSH  
WITT &  
WILSON**

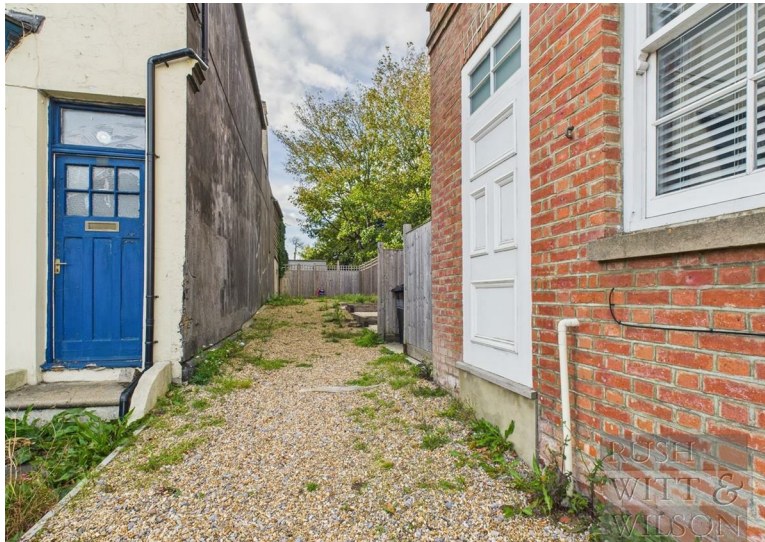


RUSH  
WITT &

**Flat 4, 66 Sedlescombe Road South, St. Leonards-On-Sea, TN38 0TJ**  
**Offers In Excess Of £220,000 - Leasehold**



**This exquisite two bedroom maisonette offers a delightful blend of modern living and comfort. Spanning the top two storeys of a recently renovated detached residence, this property is a true gem. Its prime location on Sedlescombe Road South places it within easy reach of the picturesque Alexandra Park, local shops, and excellent transport links, while the seafront is just a short stroll away. Upon entering, you are welcomed into a spacious open-plan living area, which is both inviting and stylish. The room features a log-burning stove, perfect for creating a warm atmosphere during the cooler months. The newly fitted kitchen is a highlight, boasting ample storage and generous space for a full dining table, making it an ideal setting for entertaining friends and family. The maisonette comprises two well-appointed double bedrooms, each with its own en-suite bathroom. The principal bedroom, located on the upper level, enjoys a serene leafy outlook, a dressing area, and an en-suite bathroom complete with a luxurious freestanding bath. The second bedroom, conveniently situated on the entrance level, features a chic en-suite shower room. Step outside to discover the private rear garden, a beautifully designed space perfect for al-fresco dining or simply relaxing in the sun. The garden has been thoughtfully crafted for low maintenance, allowing you to enjoy your outdoor space without the hassle, accessed round the side of the property. With its stunning presentation and convenient location, this maisonette is not to be missed.**













Floor 0



Floor 1

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

76.9 m<sup>2</sup>

827 ft<sup>2</sup>

**Reduced headroom**

14.3 m<sup>2</sup>

154 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.

GIRAFFE 360



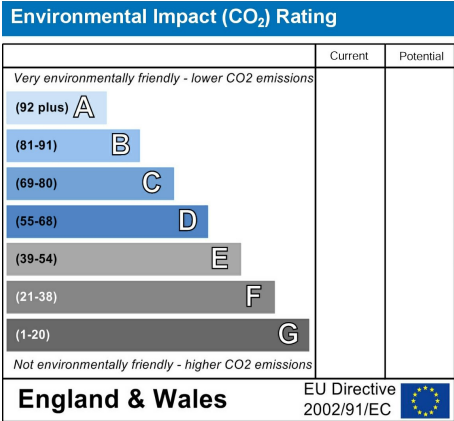
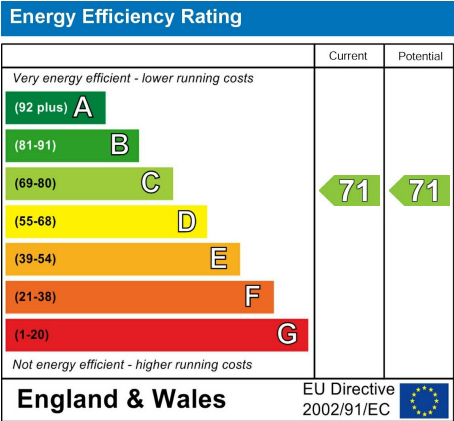


Council Tax Band - A

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>



Residential Estate Agents  
Lettings & Property Management



Rother House Havelock Road  
Hastings  
East Sussex  
TN34 1BP  
Tel: 01424 442443  
[hastings@rushwittwilson.co.uk](mailto:hastings@rushwittwilson.co.uk)  
[www.rushwittwilson.co.uk](http://www.rushwittwilson.co.uk)