

**RUSH
WITT &
WILSON**

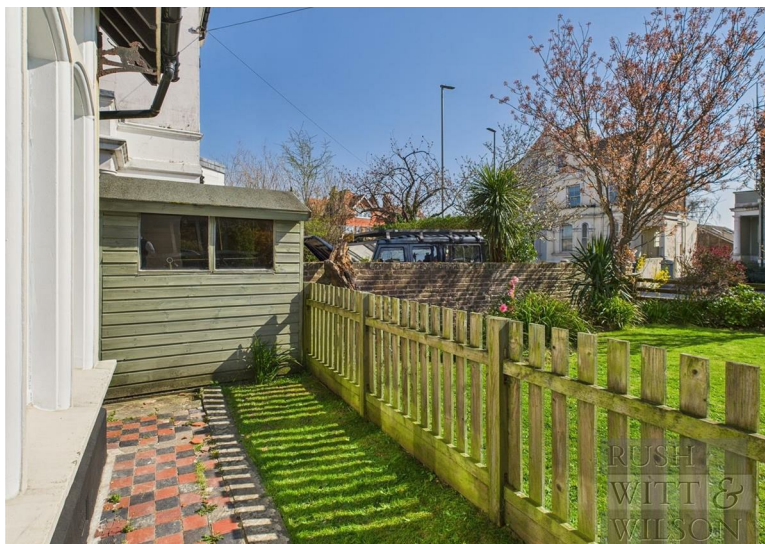


RUSH
WITT &

Flat 1 34 Sedlescombe Road South, St. Leonards-On-Sea, TN38 0TB
Guide Price £225,000 - £250,000 Share of Freehold

*****Guide Price £225,000 - £250,000*****

Nestled in the charming area of St. Leonards-On-Sea, this delightful apartment on Sedlescombe Road South offers a perfect blend of comfort and convenience. The property is situated in a peaceful neighbourhood, making it an ideal retreat for families and professionals alike. As you approach the apartment, you will be greeted by its attractive façade, which hints at the warmth and character found within. The interior boasts a spacious layout, providing ample room for both relaxation and entertaining. Natural light floods through the tall windows, creating a bright and inviting atmosphere throughout the home. The living areas are thoughtfully designed, featuring a cosy lounge that is perfect for unwinding after a long day. The kitchen is well-equipped, offering plenty of storage and workspace for culinary enthusiasts. Adjacent to the kitchen, you will find a dining area that is perfect for family meals or hosting friends. The property includes two well-proportioned bedrooms, each offering a peaceful sanctuary for rest. and one with an en-suite shower room The bathrooms are modern and stylish, ensuring comfort and convenience for all residents. Outside, the front garden provides a lovely space for outdoor activities, gardening, or simply enjoying the fresh air, the apartment also enjoys a large basement found to the side with rear allocated parking. Located close to local amenities, schools, and transport links, this house is not only a beautiful home but also a practical choice for those seeking a vibrant community. With its appealing features and prime location, this property on Sedlescombe Road South is a must-see for anyone looking to settle in St. Leonards-On-Sea.







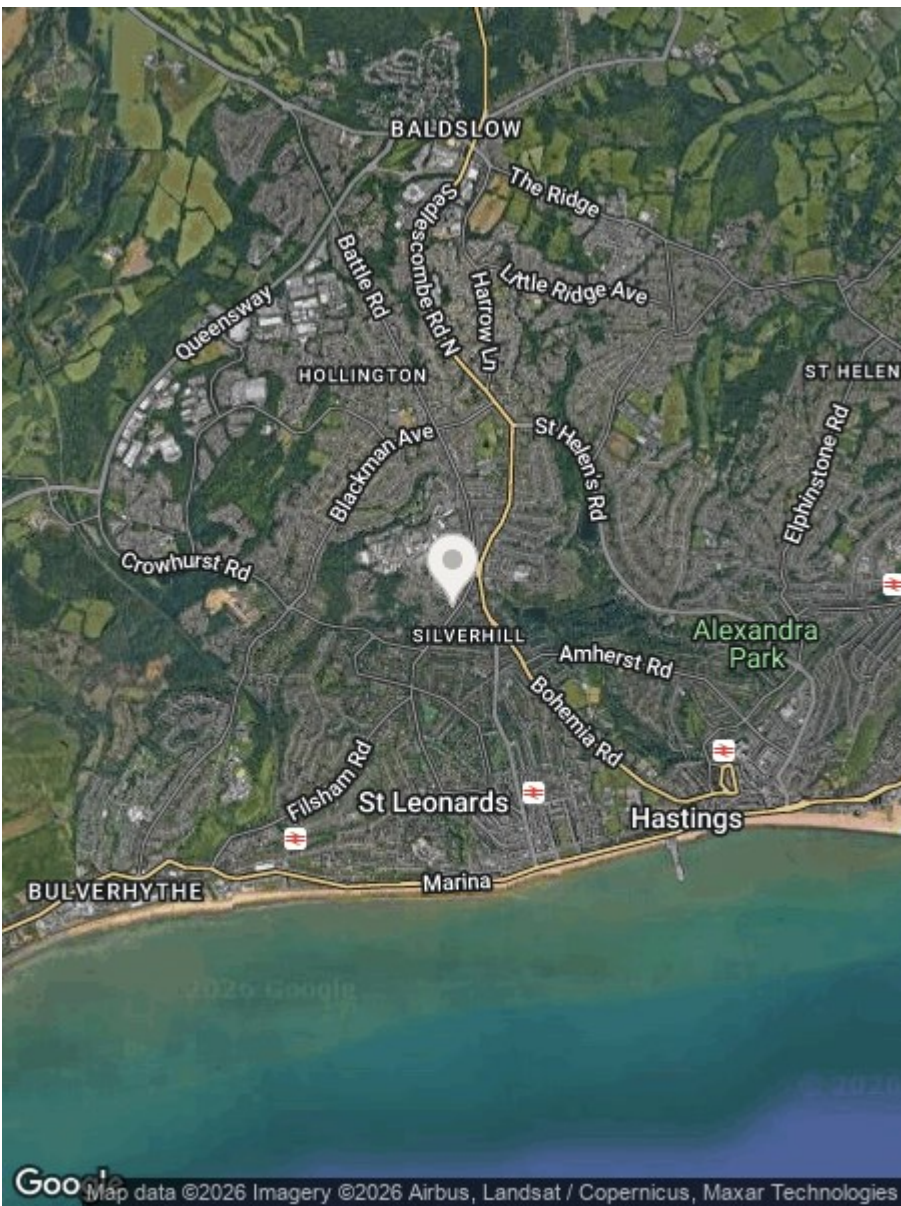


Approximate total area⁽¹⁾
1077.15 ft²
100.07 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	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:

- 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).
- 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.
- 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.
- VAT: The VAT position relating to the property may change without notice.
- 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**



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