

**RUSH  
WITT &  
WILSON**



**11 Boscobel Lodge Boscobel Road, St. Leonards-On-Sea, East Sussex TN38 0YL  
Offers In Excess Of £245,000**

**A stunning fully refurbished two bedroom penthouse flat with open views across communal gardens, single garage, westerly facing sun balcony, gas central heating system, double glazed windows and doors, newly fitted kitchen and bathroom, fully re-wired, presented to an exceptional standard by the current owners, share of freehold, viewing comes highly recommended by RWW sole agents.**



**Communal Entrance Hallway**

With stairs to the top floor.

**Private Entrance Hall**

With entrance door, entry-phone system, cloaks cupboard, built in double doored linen cupboard.

**Living Room**

17'3 x 12'11 (5.26m x 3.94m)

Window over looks the front elevation, door to side lead out onto a beautiful westerly facing sun balcony, double radiator.

**Kitchen**

12'5 x 8'4 (3.78m x 2.54m)

Window to the front elevation, modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl single drainer composite sink unit with mixer tap, plumbing for washing machine, plumbing for dishwasher, space for cooker, space for fridge/freezer, double radiator, serving hatch through to living Room, slate splashbacks.

**Bedroom One**

12'9 x 9'10 (3.89m x 3.00m)

Window to the rear elevation, single radiator.

**Bedroom Two**

12'5 x 10'5 (3.78m x 3.18m)

Window to the rear elevation, single radiator.

**Bathroom**

Brand new suite comprising wc with low level flush, pedestal mounted wash hand basin, roll top radiator with towel rail, walk in shower with glass screen, fixed chrome showerhead and hand/shower attachment, slate style splashbacks, tiled floor.

**Outside****Communal Gardens**

Mainly laid to lawn, with mature plants, shrubbery and trees of various kinds.

**Garage En-Bloc**

Situated en-bloc to the rear of the property.

**Lease And Maintenance**

Share of Freehold , Remainder of 999 year lease, Service Charge £540 per annum. Over 45's only.

**Agents Note**

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

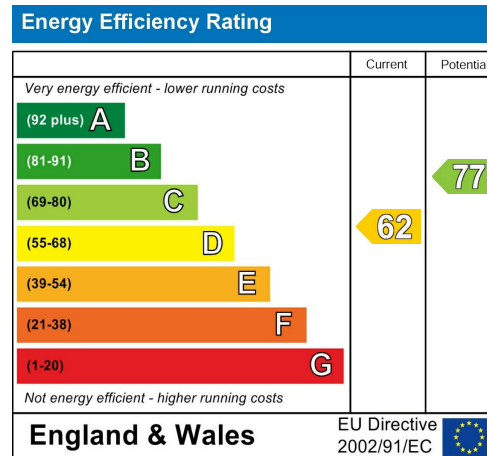
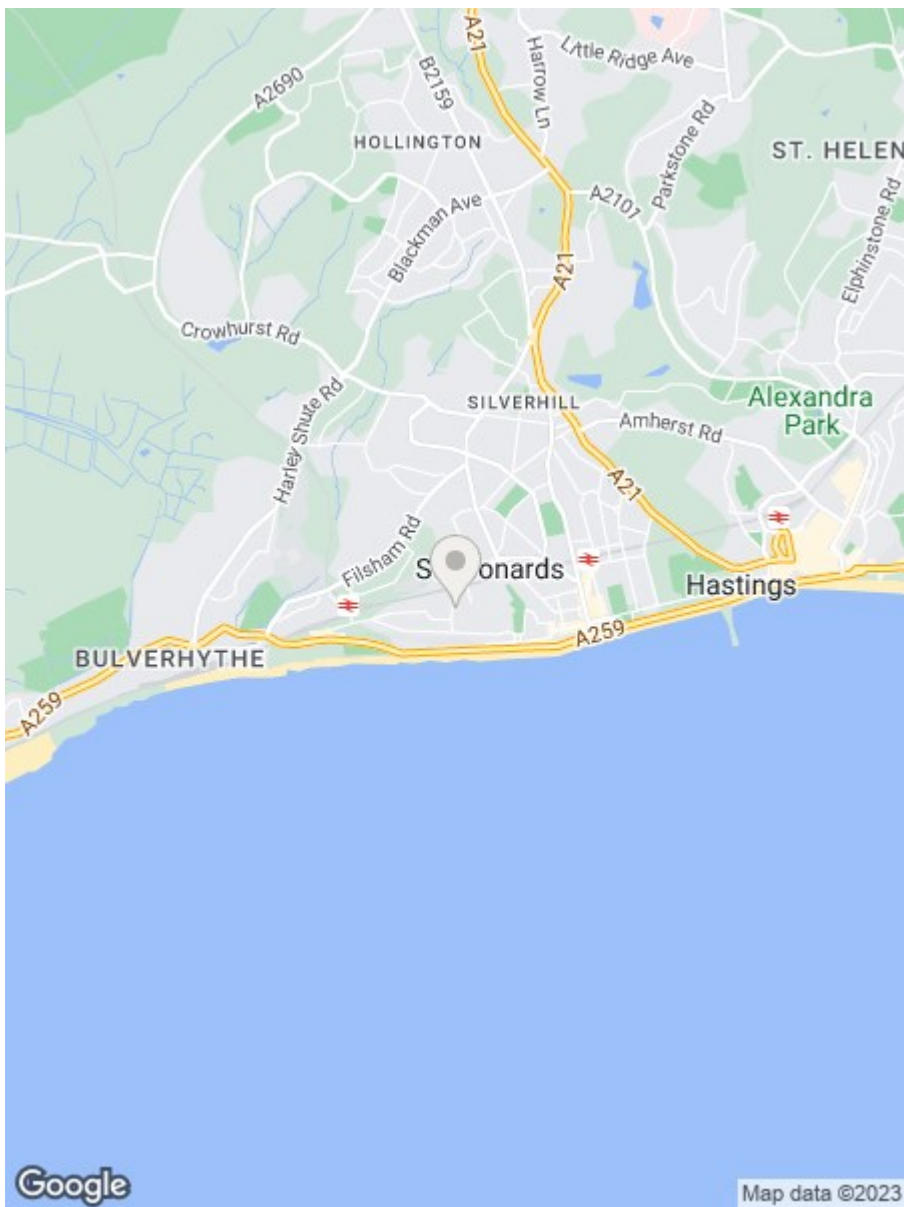


GROUND FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 678 sq.ft. (63.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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