



Lower Ground Floor Flat 16 Brittany Road, St. Leonards-On-Sea, East Sussex TN38 0RD £240,000

We are delighted to welcome to the market this fantastic lower ground floor two bedroom apartment. The accommodation offers a dining area, bay fronted bedroom, a spacious lounge with direct access to a courtyard garden, a second double bedroom, study area, fitted kitchen, a bathroom and separate wc. The property is perfectly located in central St Leonards, close to the beach and is within easy walking distance of local independent shops and eateries that are just a stones throw away. If you desire fine food and evenings out in an enchanting and creative seaside town with a rich culture then St Leonards could be your answer. There are good transport links directly to London from Warrior Square station. The apartment benefits from a long 990 year lease, double glazing and gas central heating. Viewings are highly recommended with the vendors sole agents Rush Witt & Wilson.



Steps lead down to an area of private front courtyard, with private entrance door leading through to:

Dining Area

17'2 x 16'5 (5.23m x 5.00m)

Laminate flooring, radiator, double glazed window to side, storage cupboard, doors off to the following:

Cloakroom/WC

Double glazed window to side, low level wc, laminate flooring.

Lounge

16'1 x 15'5 (4.90m x 4.70m)

Sliding patio door leading out to the private rear courtyard, radiator, laminate flooring.

Kitchen

9'9 x 7'6 (2.97m x 2.29m)

Two double glazed windows to side, range of matching wall and base units with work surfaces over, stainless steels ink unit with side drainer, four ring gas hob with electric oven set below and cooker hood set above, part tiled walls, space and plumbing for washing machine, space for freestanding fridge/freezer, radiator, wall mounted consumer unit, wall mounted combi boiler, laminate flooring.

Bedroom One

17'4 into bay x 16'2 (5.28m into bay x 4.93m)

Sash bay window to front with secondary glazing, deep skirting boards, radiator, carpet as laid.

Study Area

10'8 x 4'1 (3.25m x 1.24m)

Radiator, carpet as laid.

Bedroom Two

13'2 x 8'2 (4.01m x 2.49m)

Sash window to front with secondary glazing, radiator, deep skirting boards, carpet as laid.

Bathroom

6'6 x 4'1 (1.98m x 1.24m)

Double glazed opaque window to side, panel enclosed bath with mixer tap and shower spray attachment with glass shower screen, pedestal wash hand basin, part tiled walls, radiator, laminate flooring.

Private Rear Courtyard

Wall enclosed, patio area, outside water tap.

Tenure

Lease

Approximately 990 years remaining.

Ground Rent

TBA

Maintenance

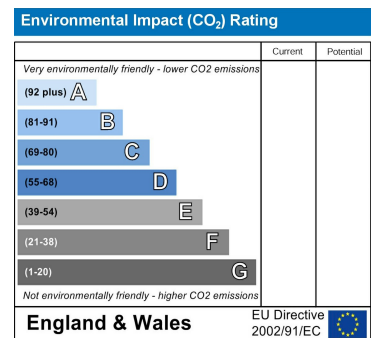
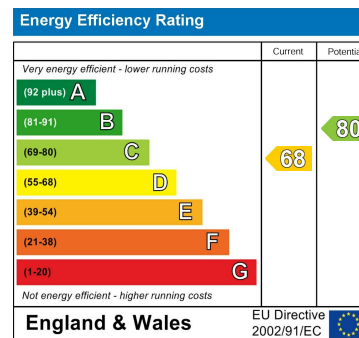
Approximately £700 per annum.

Agents Note

Council Tax Band - B

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.



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