

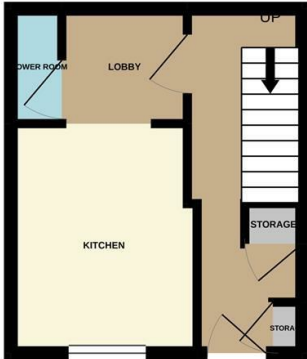


**7a Spring Street,
St. Leonards-On-Sea, East Sussex TN37 6JF
Offers In Excess Of £250,000**

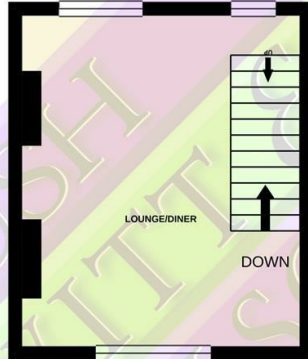
Rush Witt & Wilson welcome to the market this well presented two bedroom mid terraced property situated in a popular location offering immediate ease of access to local amenities. The property offers a fantastic living space, double glazing, gas fired central heating and accommodation comprising via the entrance hallway, kitchen/breakfast room, shower room, to the first floor an open plan lounge/diner with original beamed ceilings and to the second floor two bedrooms and a bathroom/wc. The property is seen as the perfect first home or investment buy. Early internal viewings are strongly encouraged via appointed sole agents Rush Witt & Wilson.



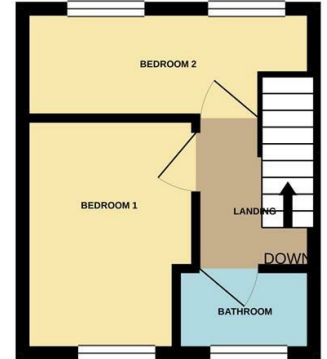
GROUND FLOOR
182 sq.ft. (16.9 sq.m.) approx.



1ST FLOOR
177 sq.ft. (16.4 sq.m.) approx.

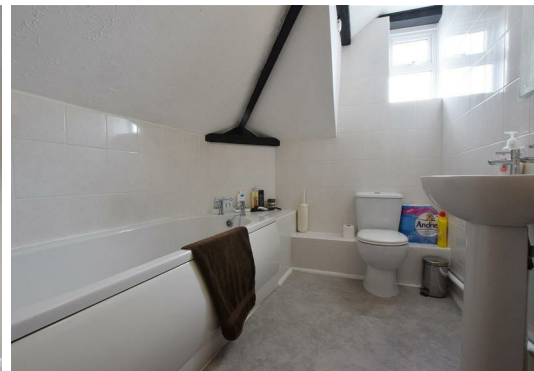
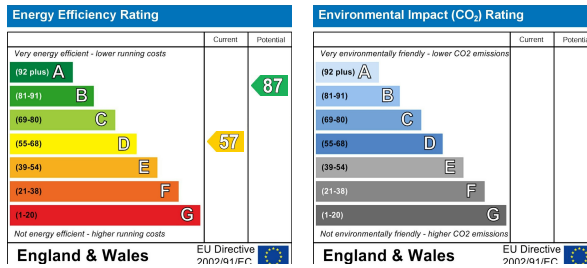


2ND FLOOR
182 sq.ft. (16.9 sq.m.) approx.



TOTAL FLOOR AREA: 541 sq.ft. (50.2 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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**RUSH
WITT &
WILSON**



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