



**Flat 4, 15a Silchester Road,  
St. Leonards-On-Sea, East Sussex TN38 0JB  
£170,000**

Rush Witt & Wilson are delighted to offer this one bedroom split level apartment . The property is fitted to a high standard and comprises an open plan living room with a modern fitted kitchen area. There are stairs leading down to the lower landing where there is a modern fitted shower room/wc and a double bedroom. This property is located in a private gated entrance situated off of Silchester Road. There are many shopping facilities within a short walk away along with Warrior Square train station which links directly into London and the beach is also only a short walk away. Early viewings are seen as essential with the vendors sole agents.







**Approximate total area<sup>(1)</sup>**  
432.62 ft<sup>2</sup>  
40.19 m<sup>2</sup>

**Reduced headroom**  
5.33 ft<sup>2</sup>  
0.49 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

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