



**10 Hoads Court, 23 Helmsman Rise,  
St. Leonards-On-Sea, East Sussex TN38 8BQ  
Offers In The Region Of £200,000**

Rush Witt & Wilson welcome to the market this DECEPTIVELY SPACIOUS modern apartment that forms part of the second floor within this purpose built building situated in the popular High Beech area on the outskirts of St Leonards. This home enjoys ease of access to the A21, the historic market town of Battle, local schooling, amenities and convenient bus routes. The light and airy accommodation comprises of TWO BEDROOMS, a kitchen, well appointed shower room and a sitting/dining room with a JULIET BALCONY enjoying STUNNING VIEWS from the elevated position towards Beachy Head. The property further benefits from gas central heating, double glazing and an allocated parking space to the front. This home would be an ideal option if your looking to get yourself on the property ladder or could be considered an ideal buy to let property, we welcome your enquiries to view this home.

**Hallway**

20'8 x 3'5 (6.30m x 1.04m)

**Lounge**

10'7 x 22'11 (3.23m x 6.99m)

**Kitchen**

9'1 x 6'10 (2.77m x 2.08m)

**Bedroom One**

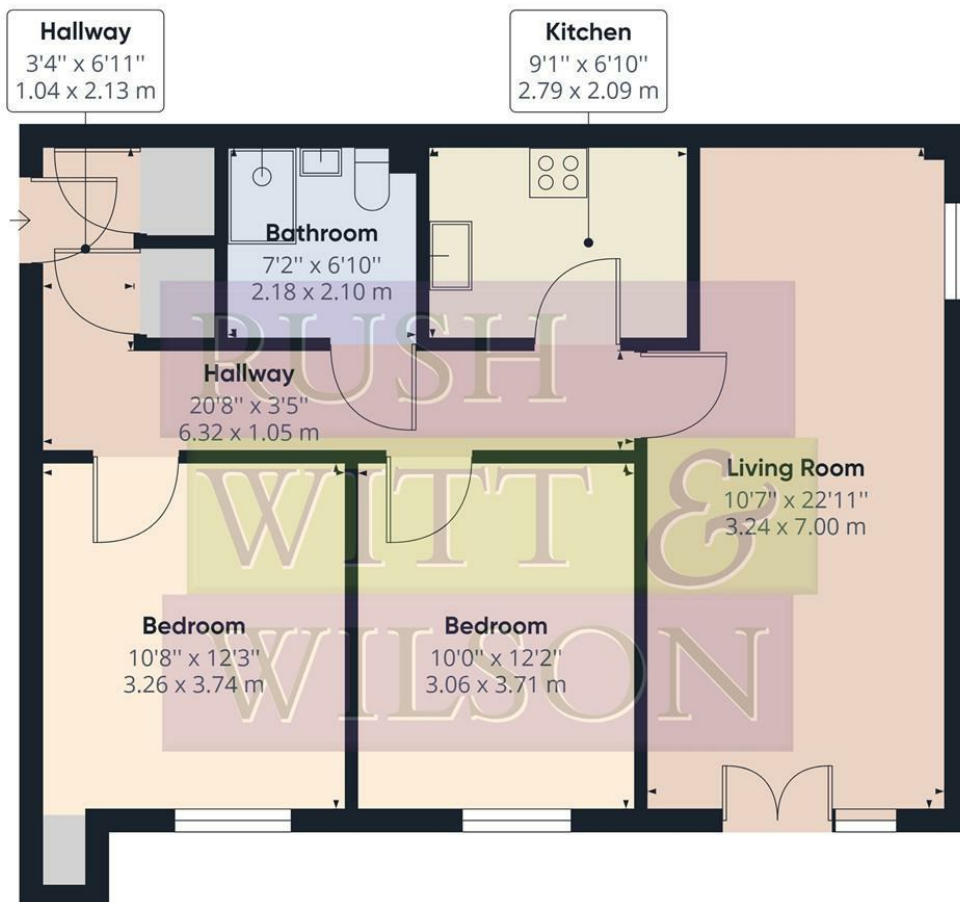
10'8 x 12'3 (3.25m x 3.73m)

**Bedroom Two**

10' x 12'2 (3.05m x 3.71m)

**Bathroom**

7'2 x 6'10 (2.18m x 2.08m)



**Approximate total area<sup>(1)</sup>**  
721.00 ft<sup>2</sup>  
66.98 m<sup>2</sup>

(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.

GIRAFFE360

