

**RUSH  
WITT &  
WILSON**



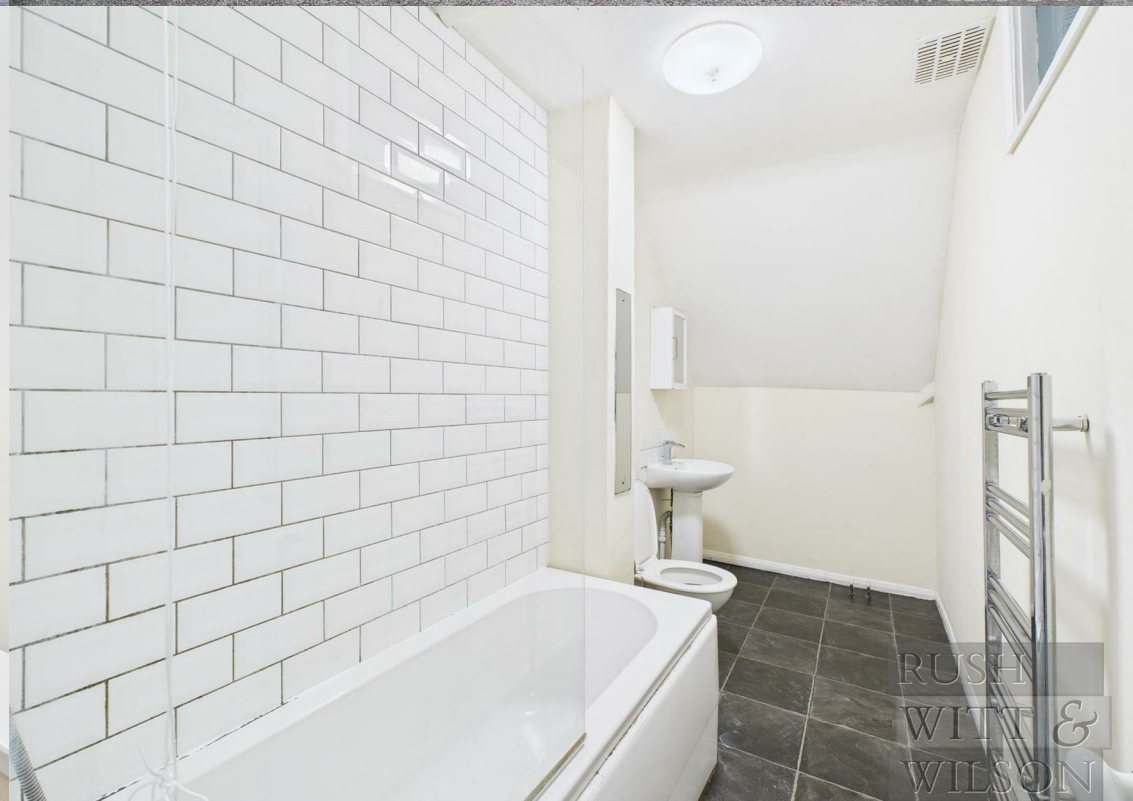
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**5 Dennison House Cludesley Road, St. Leonards-On-Sea, TN37 6JW**  
**Offers In Excess Of £180,000**

Nestled in the charming Cloudesley Road of St. Leonards-On-Sea, this delightfully **SPACIOUS TWO BEDROOM** upper floor apartment is a true gem waiting to be discovered. As you step into the communal entrance hall and make your way up the private staircase to the hallway, you are greeted by a space that has been lovingly painted and carpeted, setting the tone for the rest of the apartment. The kitchen, with its modern white units and ample space for cooking, is a culinary enthusiast's dream. Imagine whipping up delicious meals while gazing out of the window at the bustling front aspect. The lounge is a spacious area bathed in natural light, perfect for relaxing or entertaining guests. Both bedrooms are generously sized, offering comfort and tranquillity, with large windows framing lovely views of the surrounding area. The bathroom boasts a recently fitted panelled bath with a shower over, basin, and low-level W.C, providing a spot of luxury for your daily routines. Convenience is key with off-street parking available, ensuring you never have to worry about finding a space after a long day. The property also features a gas central heating system and UPVC double glazing, adding to the comfort and efficiency of the home. With a new long leasehold of 150 years from 2023 and the option to purchase a share of the freehold, this apartment offers both security and flexibility for the future. Don't miss out on the opportunity to make this wonderful property your own. Whether you're looking for a cosy home close to local amenities or a stylish retreat to escape the hustle and bustle, this apartment has it all. Book a viewing today and step into your dream home on Cloudesley Road.

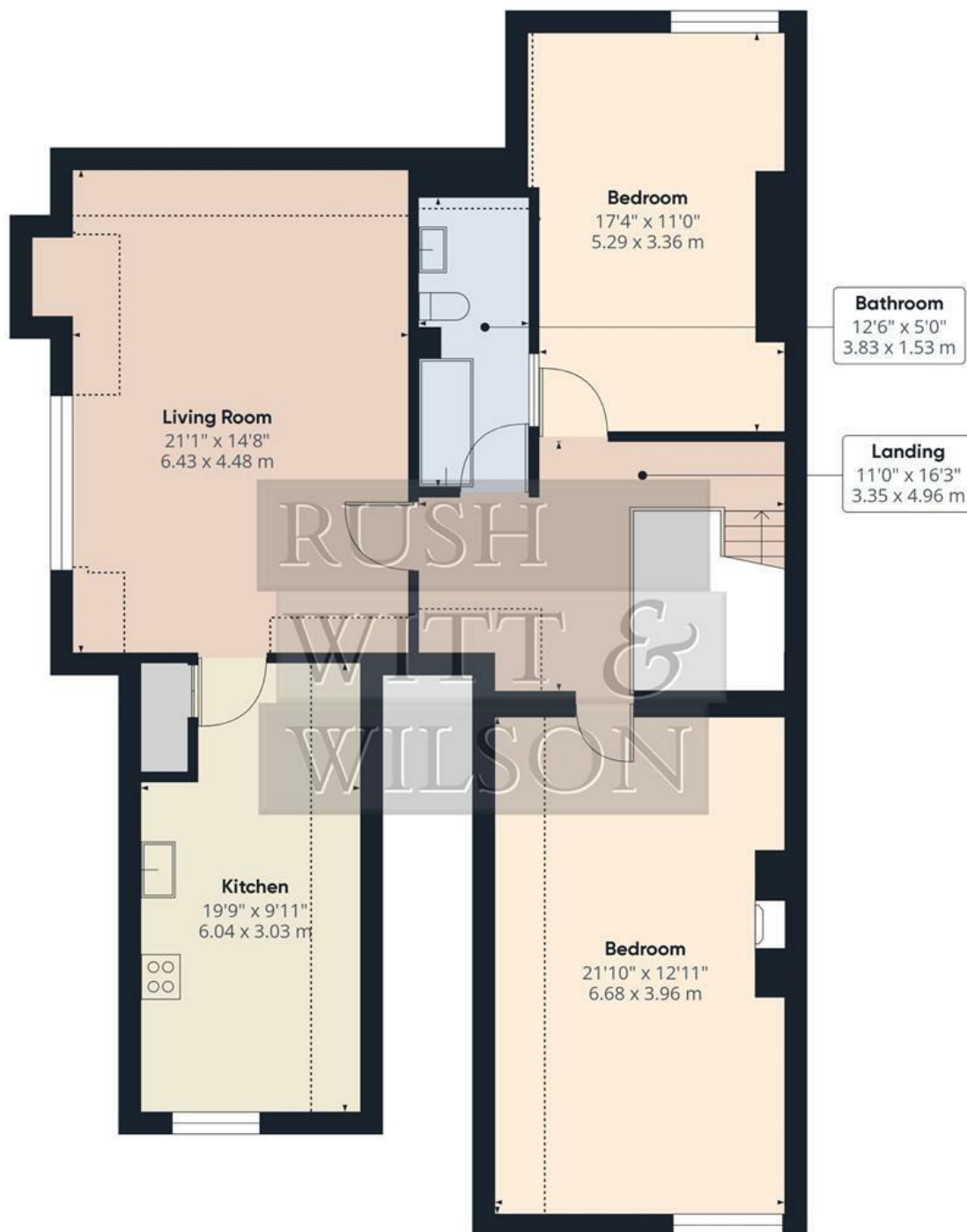












Floor 1

**Approximate total area<sup>(1)</sup>**

1151.63 ft<sup>2</sup>  
106.99 m<sup>2</sup>

**Reduced headroom**

173.28 ft<sup>2</sup>  
16.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

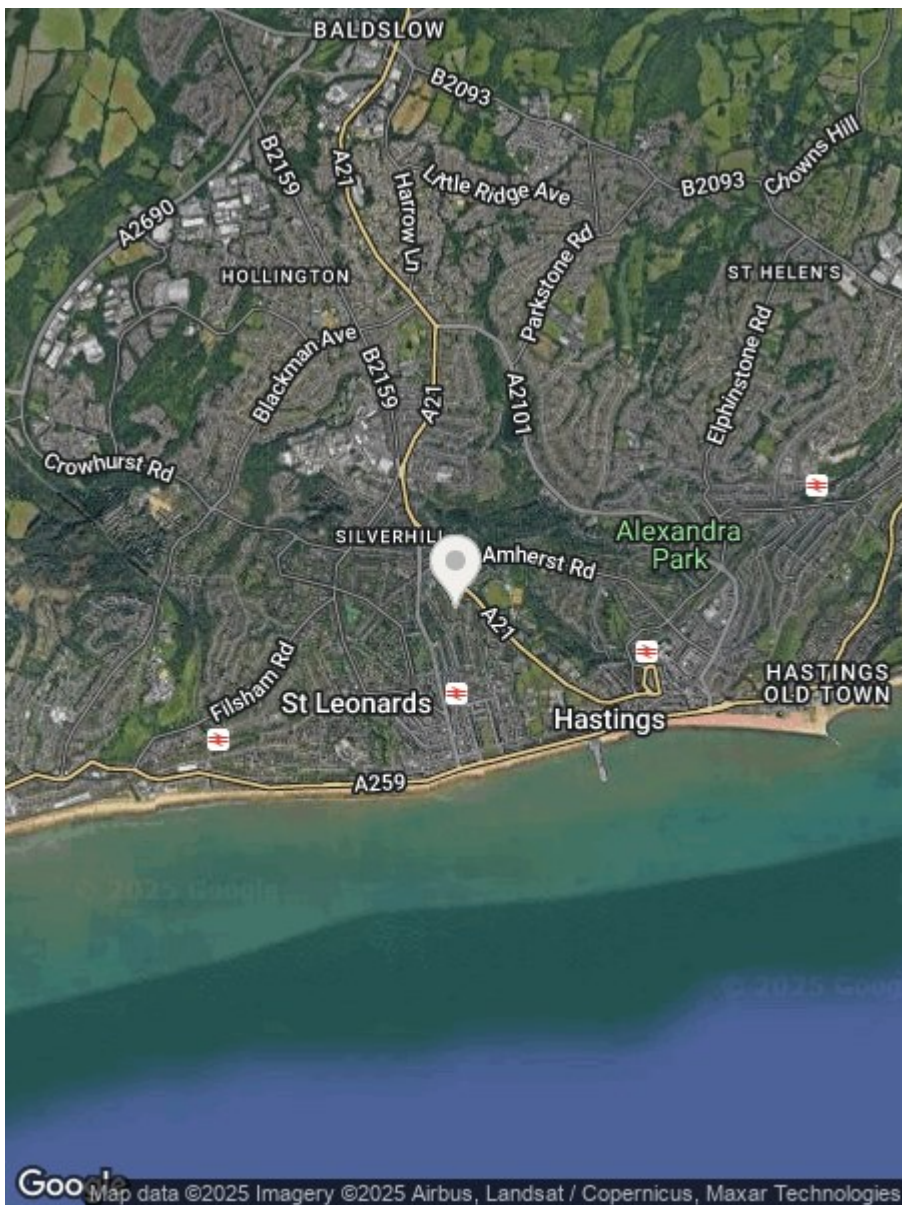
..... Below 5 ft/1.5 m


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


Calculations are based on RICS IPMS 3C standard.

**GIRAFFE 360**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC 	

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