

**RUSH
WITT &
WILSON**



RUSH
WITT &

**Basement Flat, 67 London Road, St. Leonards-On-Sea, TN37 6AR
£225,000**

We are thrilled to present a brand new one-bedroom garden apartment in a highly sought-after development on London Road, St Leonards.

This stunning property is a true gem, offering a blend of modern elegance and convenience, nestled in the heart of St Leonards. Completely renovated by the current owner, it features a bright and airy open-plan layout, just a short stroll from the vibrant shops, cafés, and boutiques of St Leonards. Plus, you'll be only a 5-minute walk from Warrior Square mainline station with direct connections to London, as well as the seafront and the picturesque St Leonards Gardens.

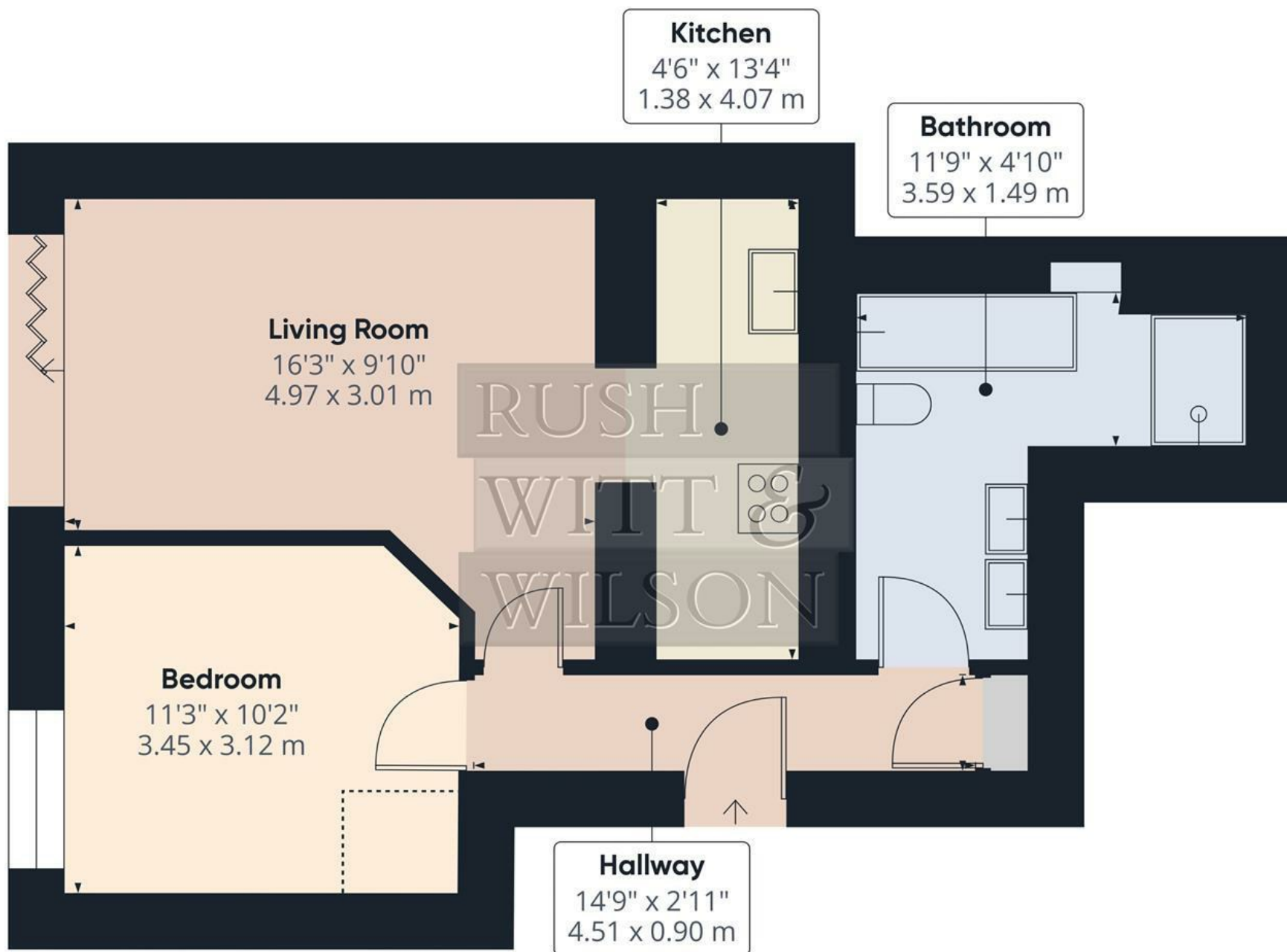
Accessed via a communal hallway, the apartment offers a private front door, leading to a spacious hallway. Inside, you'll find a generously sized double bedroom, an impressive bathroom with a separate shower cubicle, and a fully fitted kitchen with built-in appliances. The open-plan lounge and dining area boasts bifold doors that open onto a secluded rear garden, perfect for relaxation or entertaining.

This property benefits from a brand-new 999-year lease, with a low maintenance charge of just £100 per month. Plus, it's available chain-free for a hassle-free move. Viewing is highly recommended through the vendor's agents Rush Witt & Wilson.









Approximate total area⁽¹⁾

498.6 ft²

46.32 m²

Reduced headroom

9.56 ft²

0.89 m²

(1) Excluding balconies and terraces

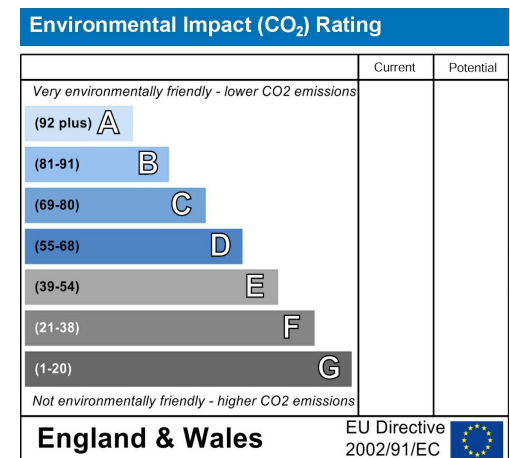
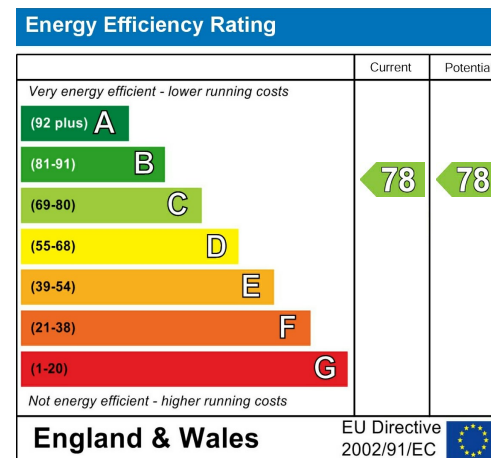
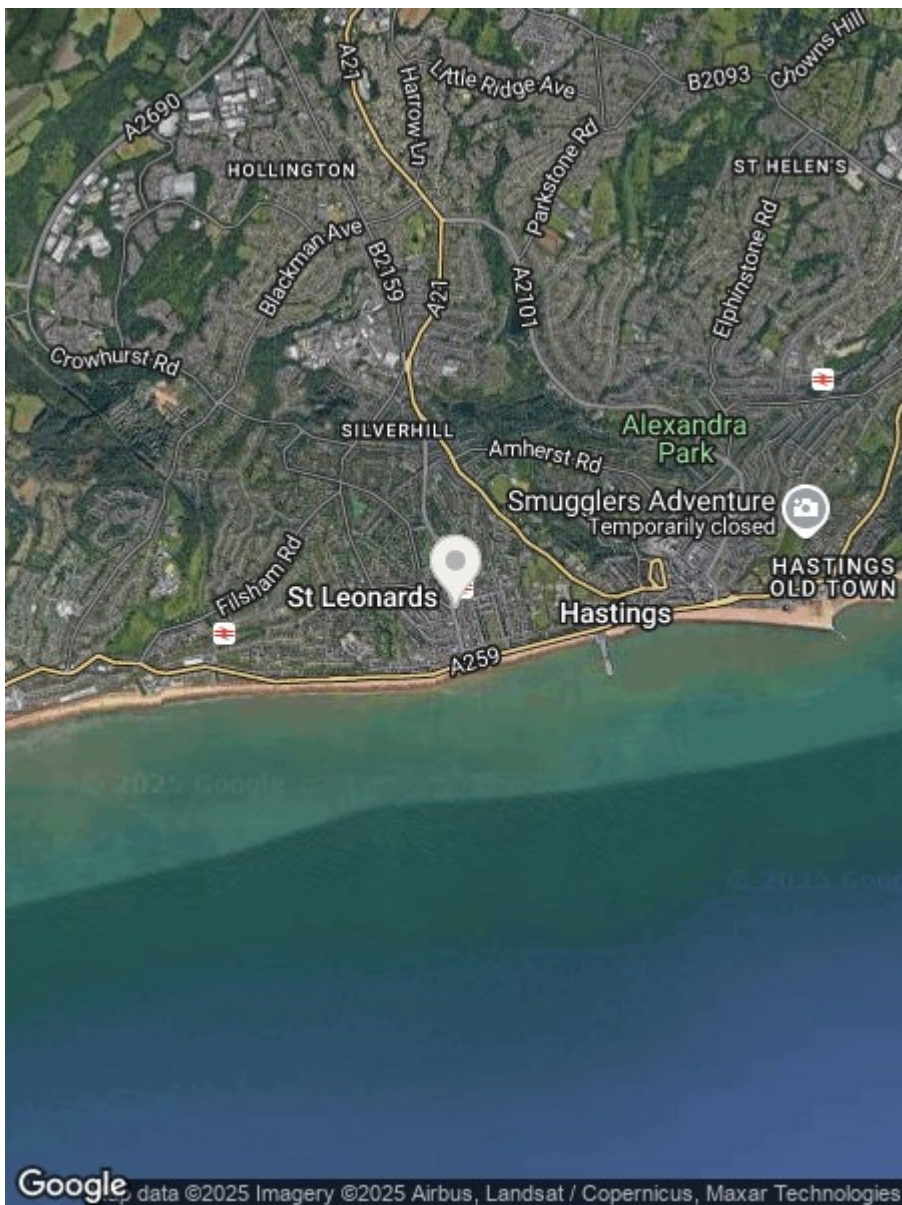
Reduced headroom

..... 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.

GIRAFFE360



**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



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