

**RUSH  
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**Flat 8, 212a Battle Road, St. Leonards-On-Sea, TN37 7AL**  
**£215,000**



**Stylish Two-Bedroom Maisonette with Private Roof Terrace & Parking.** Rush Witt & Wilson are proud to welcome to the market this immaculately presented and generously proportioned two-bedroom maisonette, forming part of a well-maintained purpose-built block, conveniently located close to local amenities and transport links. Accessed via a communal entrance with stairs rising to the first floor, this bright and spacious apartment offers a superb layout featuring a private entrance hall, a stylish open-plan lounge/diner, and a modern fitted kitchen. There are two double bedrooms, including a luxurious master bedroom with en-suite, and a well-appointed main bathroom. One of the standout features is the private roof terrace, offering elevated townscape views—the perfect spot for morning coffee or evening relaxation. Additional benefits include: Allocated off-road parking. Long lease with share of freehold. This apartment would make an ideal first-time buy or investment. Early internal viewings are highly recommended and can be arranged through sole agents Rush Witt & Wilson















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

827 ft<sup>2</sup>

76.7 m<sup>2</sup>

**Balconies and terraces**

327 ft<sup>2</sup>

30.4 m<sup>2</sup>

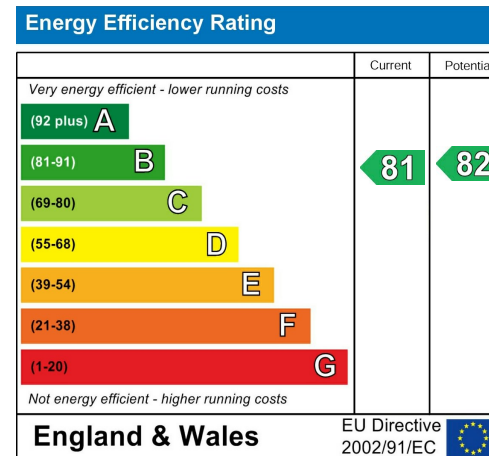
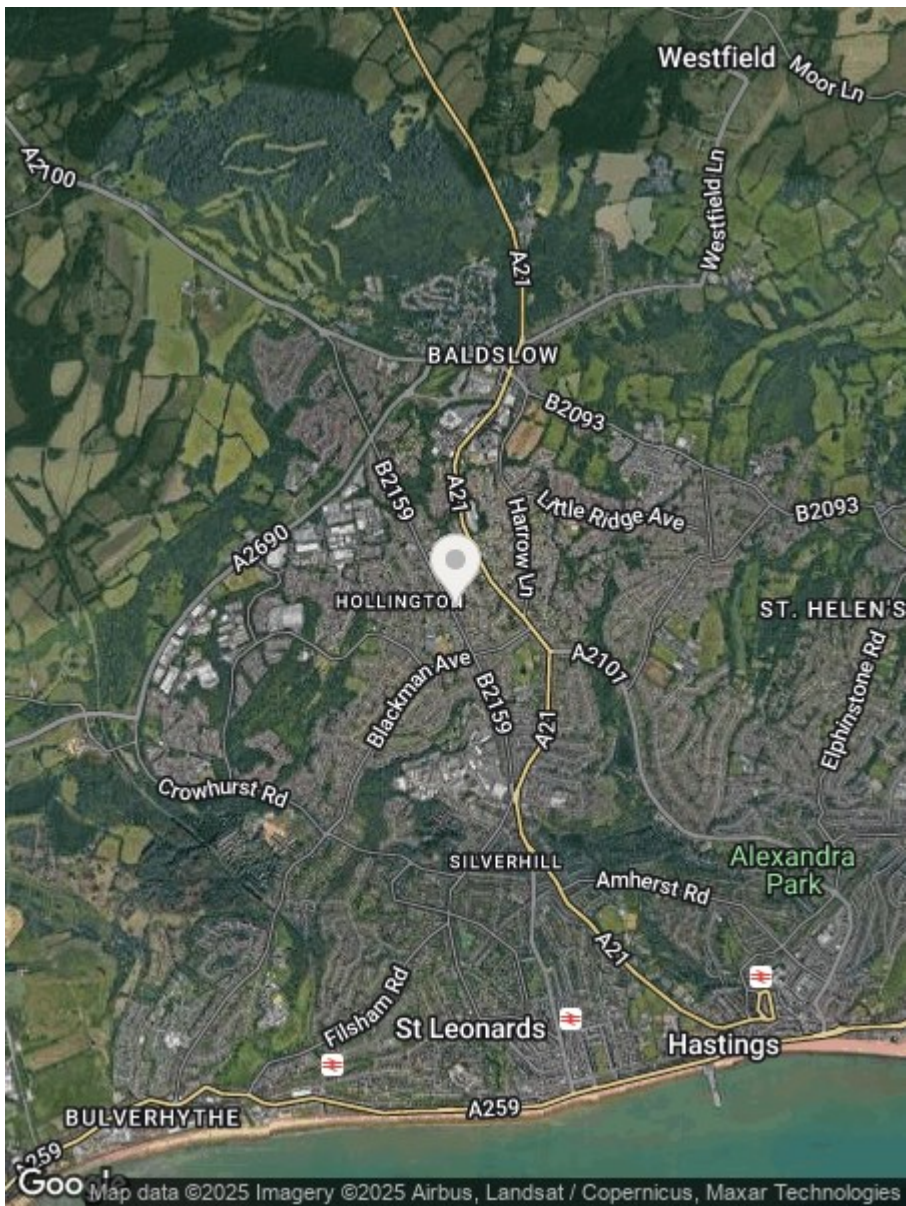


(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE 360**



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**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**