

**RUSH
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**Flat 5, 19 Helmsman Rise, St. Leonards-On-Sea, East Sussex TN38 8BQ
£220,000**

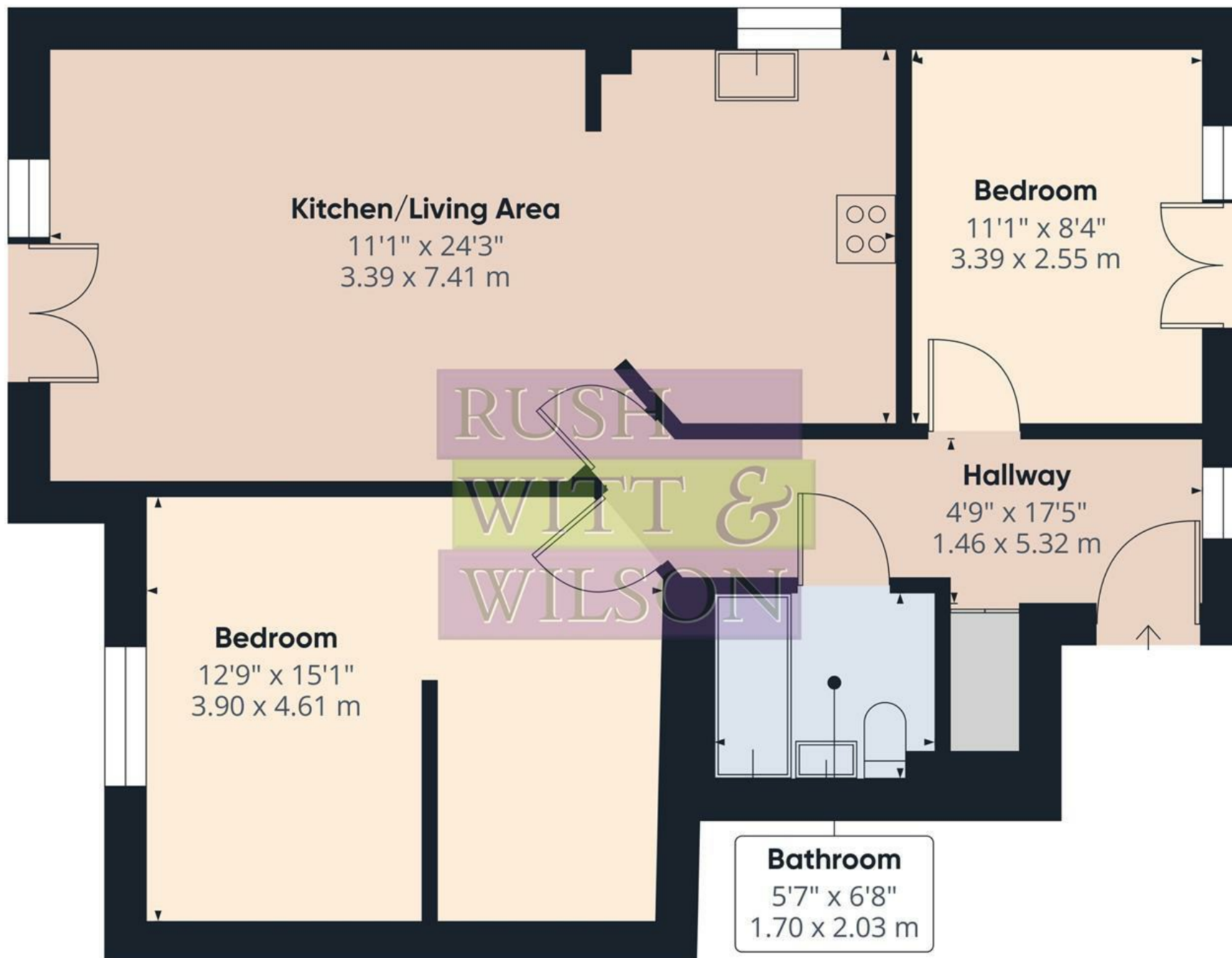
Nestled in the desirable area of Helmsman Rise, St. Leonards-On-Sea, this splendid first-floor flat presents an excellent opportunity for those seeking a modern and comfortable living space. This purpose-built flat boasts two well-proportioned bedrooms, making it ideal for couples, small families, or individuals looking for extra space. Upon entering, you will be greeted by a spacious reception room that seamlessly flows into a contemporary open-plan kitchen. The kitchen is thoughtfully designed, featuring a range of wall-mounted and matching base units, providing ample storage and workspace for culinary enthusiasts. The modern bathroom is equally impressive, offering a stylish and functional space for relaxation. Natural light floods the living area and bedrooms through double-glazed windows, enhancing the inviting atmosphere of the flat. The Juliet balconies in both the living room and one of the bedrooms offer a charming outdoor space, perfect for enjoying a morning coffee or evening breeze.

Additional benefits of this property include gas central heating, ensuring warmth and comfort throughout the year, as well as allocated parking for your convenience. The location is particularly advantageous, with easy access to Battle railway station, which provides direct links to London, Ashford, and Brighton, making it an excellent choice for commuters. This flat is not only a comfortable home but also a fantastic investment in a sought-after location. Internal viewing is highly recommended to fully appreciate the quality and appeal of this delightful property.









Approximate total area⁽¹⁾

693 ft²

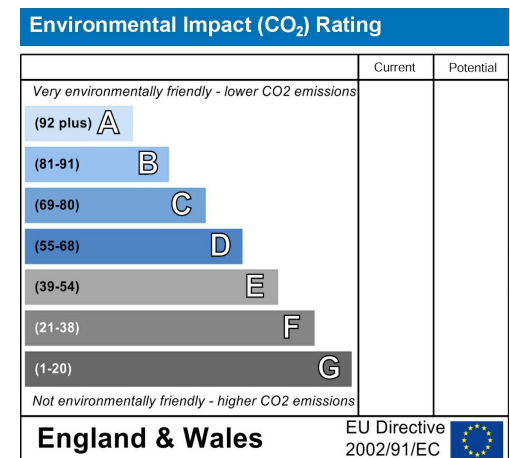
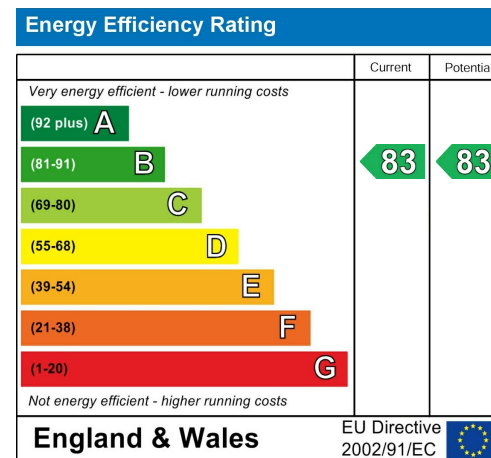
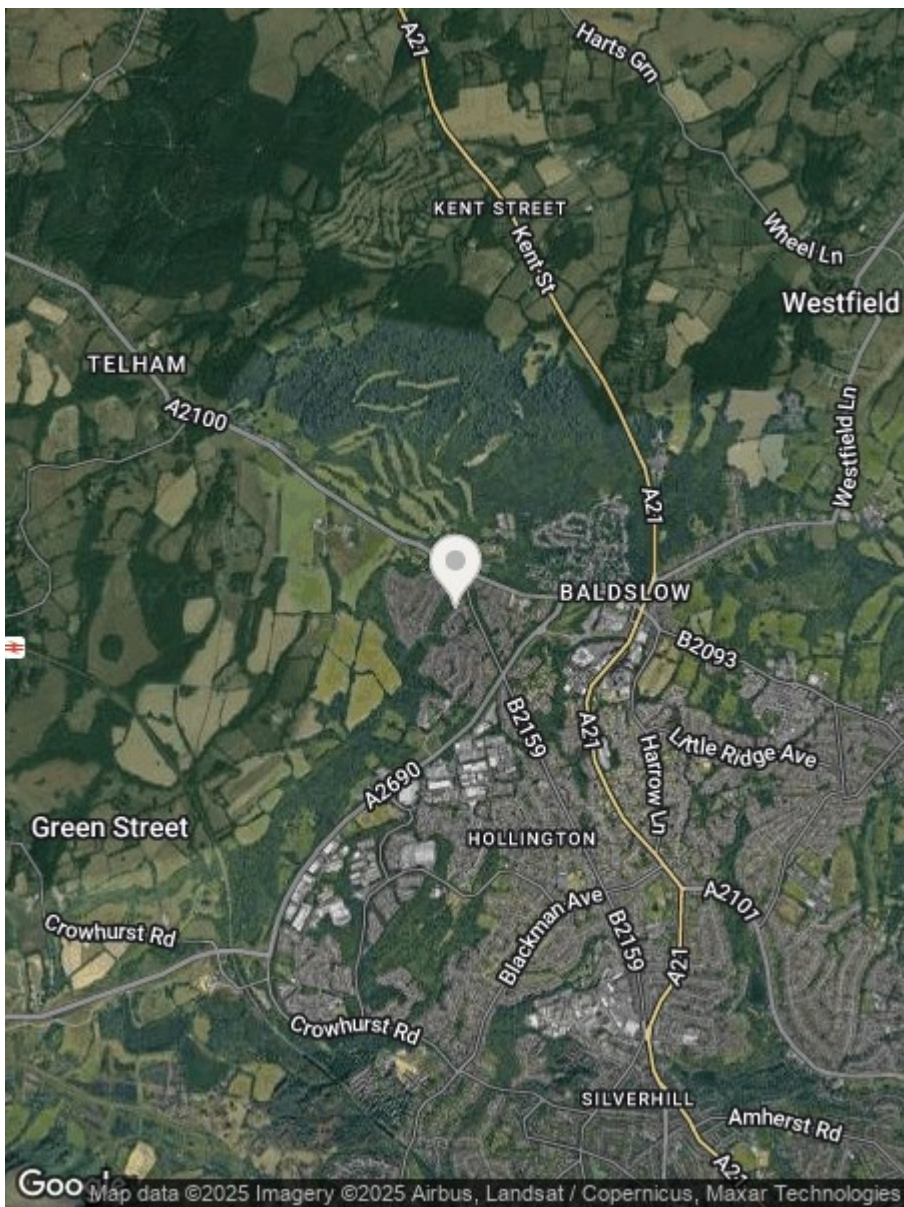
64.3 m²

(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.

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