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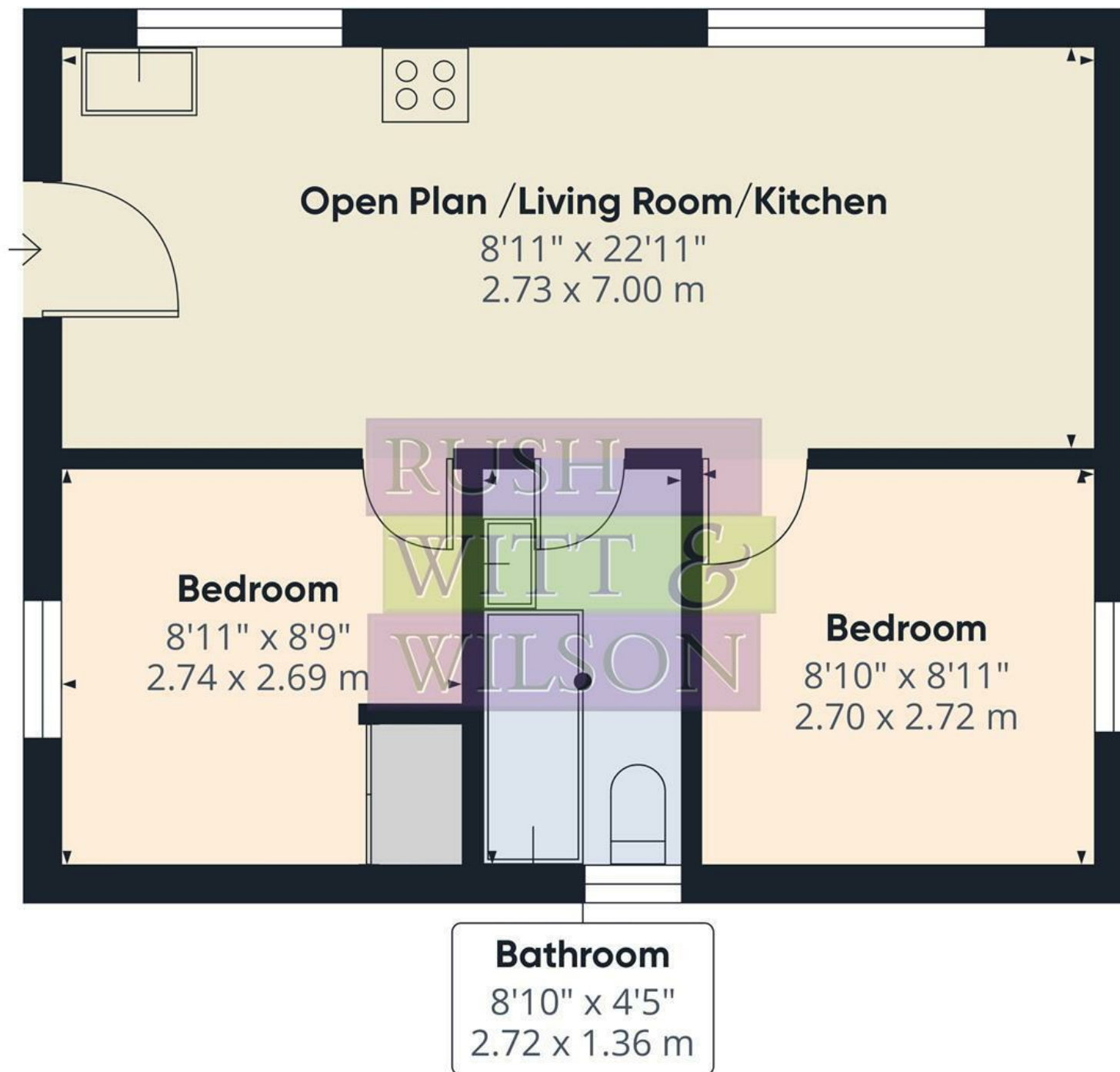
17 High Beech Chalet Park Battle Road, St. Leonards-On-Sea, TN37 7BS
Offers In Excess Of £150,000

This delightful detached chalet offers a perfect blend of comfort and convenience. With a modest yet well-designed living space, this property features two inviting bedrooms, ideal for a small family or those seeking a peaceful retreat. The bungalow boasts a spacious reception room, providing a warm and welcoming atmosphere for relaxation or entertaining guests. The well-appointed bathroom ensures that all your daily needs are met with ease. One of the standout features of this property is the parking space available for one vehicle, adding to the convenience of living in this desirable location. The absence of an onward chain means that you can move in without delay, making this an excellent opportunity for first-time buyers or those looking to downsize. Situated in a convenient area, this bungalow is close to local amenities and transport links, making it easy to enjoy all that St. Leonards-On-Sea has to offer. Whether you are drawn to the nearby coastal attractions or the vibrant community, this property is perfectly positioned to enhance your lifestyle. In summary, this charming detached bungalow on Battle Road presents a wonderful opportunity for those seeking a comfortable home in a sought-after location. With its appealing features and convenient access to local amenities, it is sure to attract interest. Do not miss the chance to make this lovely property your own.









Approximate total area⁽¹⁾

401.38 ft²

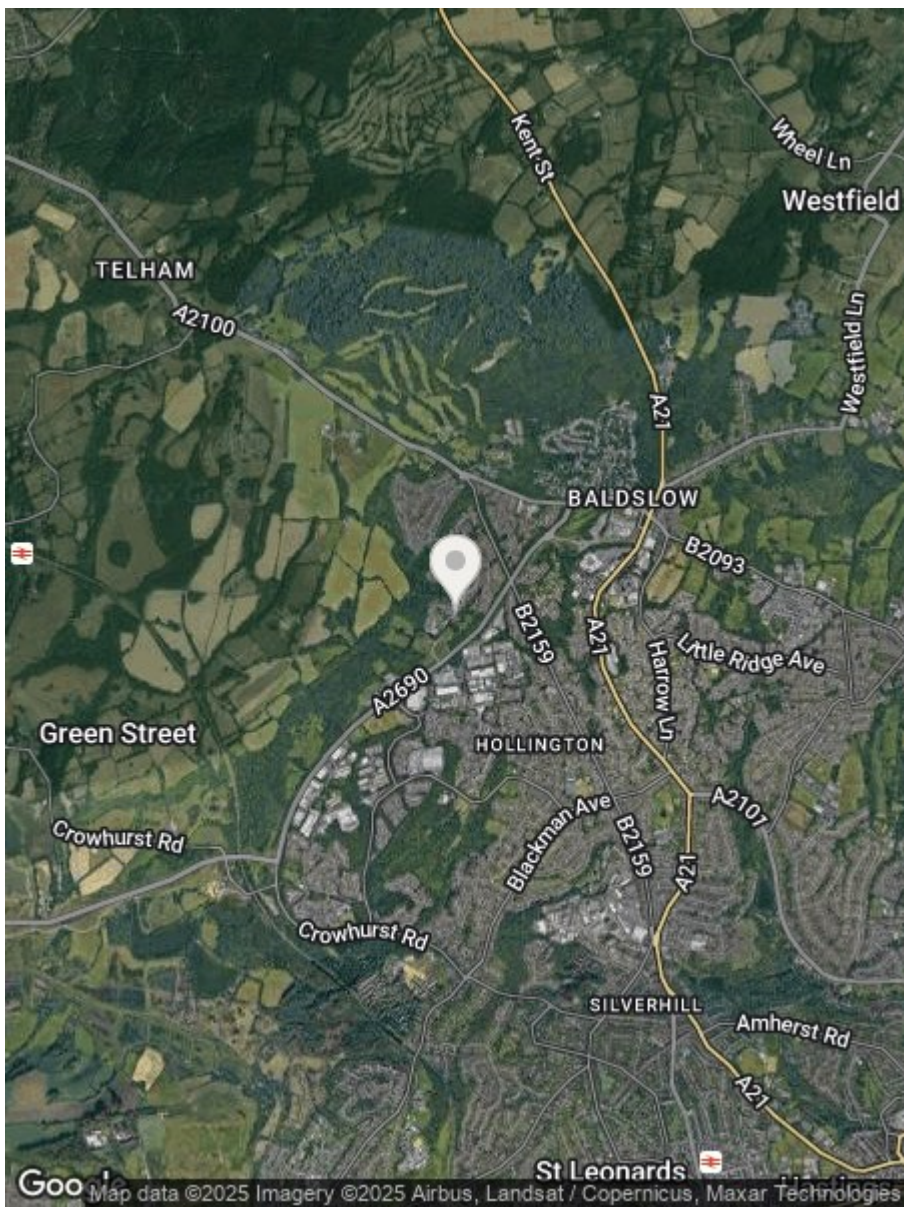
37.29 m²

(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.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – A

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

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