

**RUSH
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Flat 5, 8 Ellenslea Road, St. Leonards-On-Sea, East Sussex TN37 6HY
Guide Price £180,000 - £190,000 Leasehold

****GUIDE PRICE £180,000 - £190,000**** Nestled in the charming area of St. Leonards-On-Sea, this delightful two-bedroom semi-basement flat presents a wonderful opportunity for those seeking a comfortable and convenient living space. Located on Ellenslea Road, this property is set within an attractive period building, providing a sense of character and charm. As you enter, you will be greeted by a light and airy atmosphere, enhanced by the spacious main reception room that seamlessly flows into a modern fitted kitchen. This open-plan design is perfect for both relaxation and entertaining. The flat features two well-proportioned bedrooms, which are accessed from an inner hallway that also offers handy storage solutions. A well-appointed bathroom completes the accommodation, ensuring all your needs are met. One of the standout features of this property is its own enclosed garden to the front, providing a private outdoor space to enjoy the fresh air. The flat boasts its own entrance, adding to the sense of independence and privacy. Situated in a quiet side road, residents will benefit from immediate access to local amenities, the picturesque seafront promenade, and the mainline railway station at St Leonards Warrior Square, making it an ideal location for commuters and leisure seekers alike. Offered for sale with no onward chain and a good length of lease, this well-presented apartment is ready for a convenient move. Early viewings are highly encouraged to fully appreciate the spaciousness and charm of this sought-after property. Don't miss the chance to make this lovely flat your new home.





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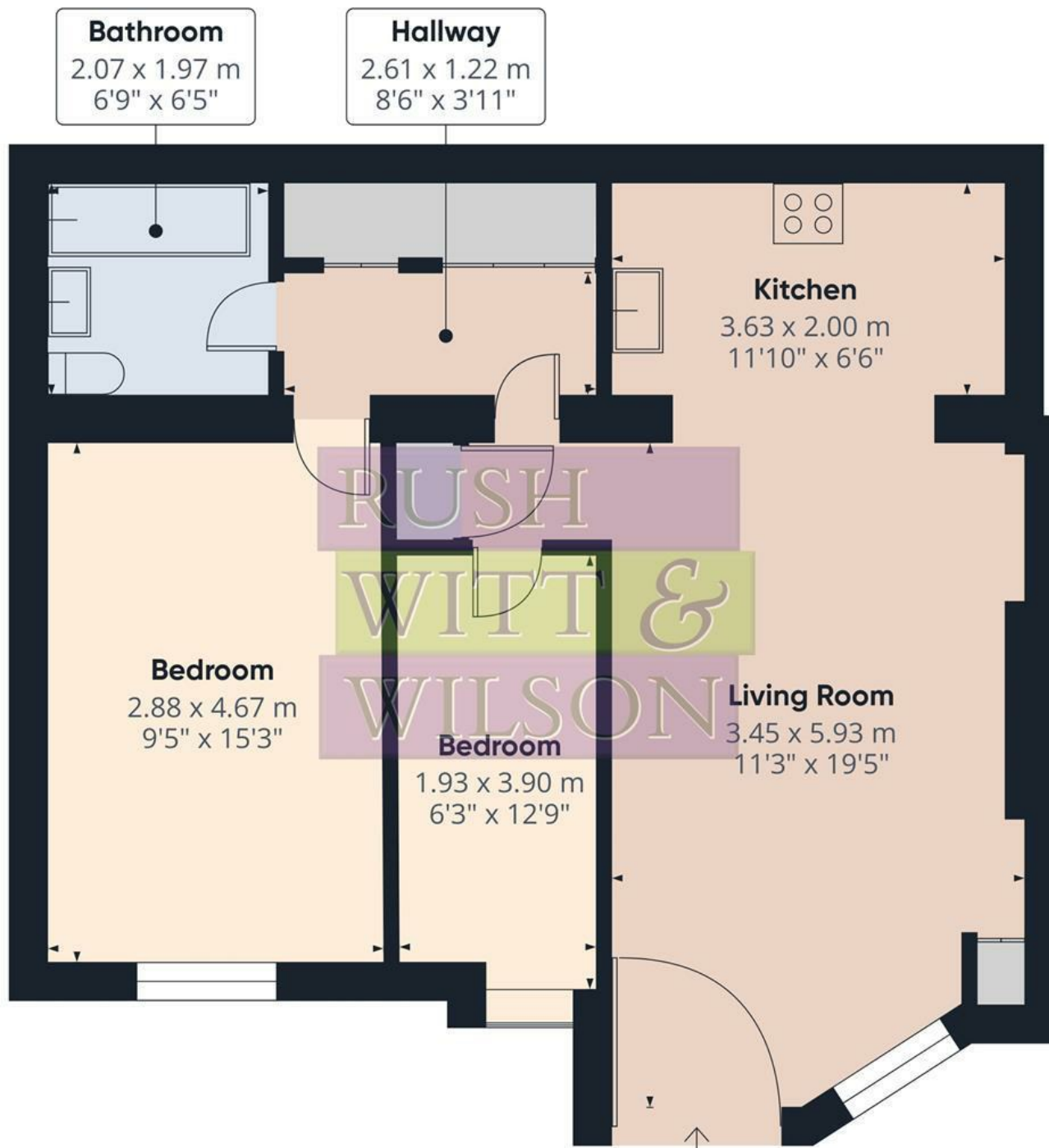
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Approximate total area⁽¹⁾

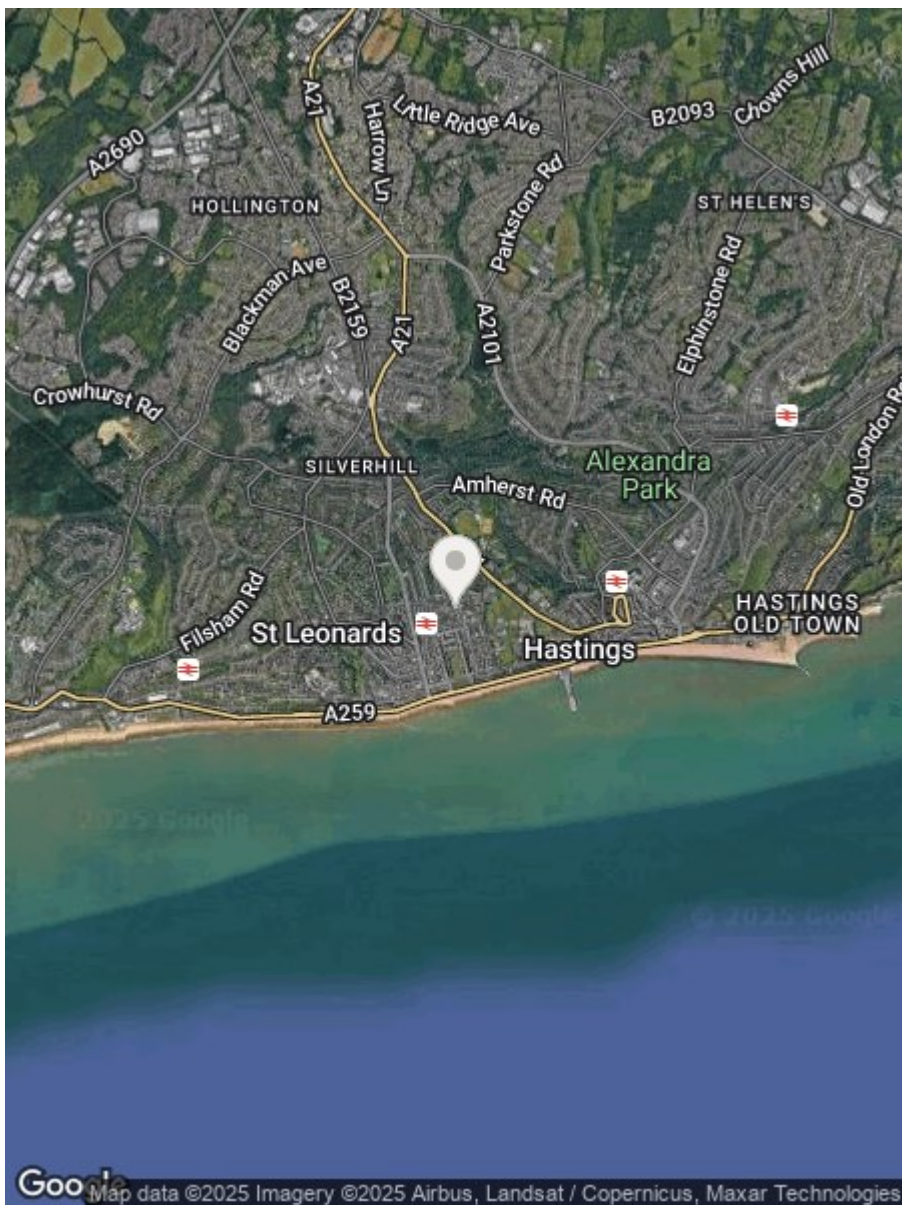
60.2 m²

646 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	73
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.

**RUSH
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