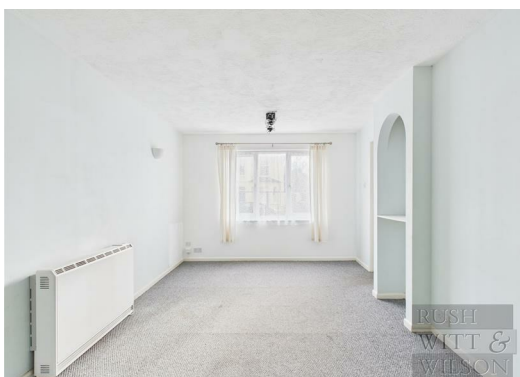




**10 Lovat Mead,
St. Leonards-On-Sea, TN38 8EH
Offers In Excess Of £140,000 Share of Freehold**

This charming two-bedroom ground floor flat presents an excellent opportunity for those seeking a comfortable and convenient lifestyle. The property boasts a well-designed layout, featuring a welcoming reception room that serves as the heart of the home, perfect for relaxation or entertaining guests. The flat comprises two spacious bedrooms, providing ample space for rest and personalisation. The bathroom is well-appointed, ensuring both functionality and comfort. One of the notable advantages of this property is the dedicated parking space for one vehicle, a valuable asset in this desirable location. Residents will appreciate the serene environment while being just a short stroll away from the beautiful seafront, ideal for leisurely walks or enjoying the coastal scenery. Additionally, the proximity to Raven Side Retail Park offers convenient access to a variety of shops, including Tesco, making everyday errands a breeze. This well-presented flat is an ideal choice for first-time buyers, downsizers, or investors looking for a property in a vibrant community. With its blend of comfort, convenience, and a peaceful setting, this flat in Lovat Mead is not to be missed.



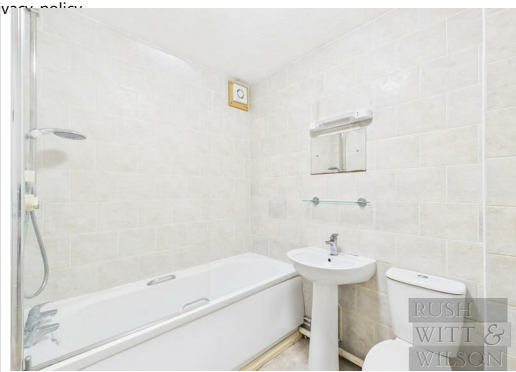


Council Tax Band - A

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



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			
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	

**RUSH
WITT &
WILSON**



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