



**RUSH
WITT &
WILSON**

3 Charles Road, St. Leonards-On-Sea, TN38 0QA
Guide Price £200,000 - £220,000 Leasehold

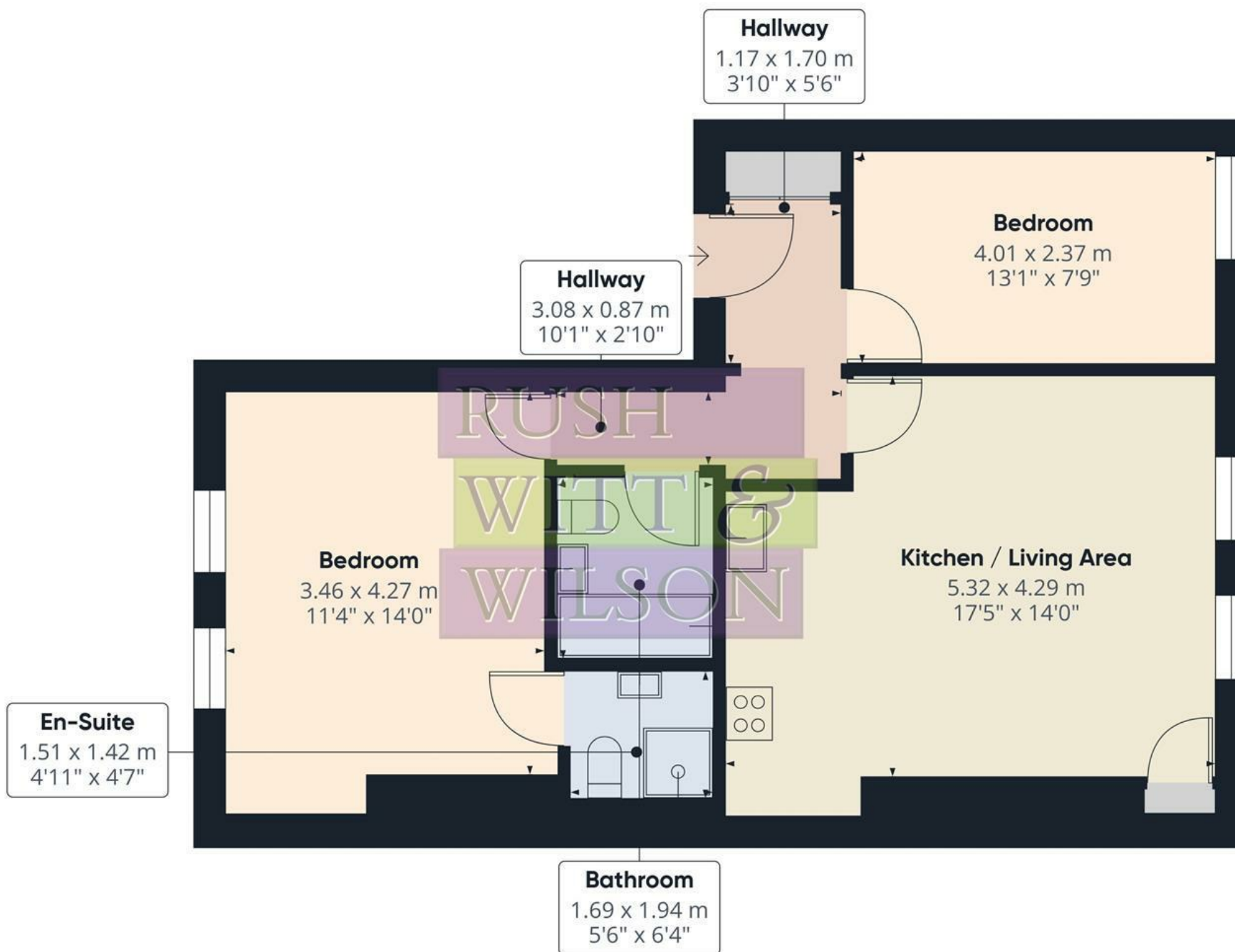
****Guide Price £200,000 - £220,000****

Nestled in the heart of St. Leonards-On-Sea, this charming second floor flat on Charles Road presents an excellent opportunity for those seeking a stylish and convenient living space. Offered to the market chain-free, this converted two-bedroom, two bathroom flat boasts a good lease ensuring peace of mind for prospective buyers. The property features a spacious entrance hall that provides ample storage, leading into an impressive open-plan reception room. This inviting space is complemented by a well-appointed kitchen equipped with built-in appliances, perfect for both entertaining and everyday living. The flat includes a generously sized bedroom with an en suite shower room, alongside a second double bedroom and a main family bathroom, making it ideal for couples, small families, or those seeking a guest room. One of the standout features of this property is its prime location, directly opposite Gensing Gardens, where residents can enjoy pleasant townscape views and even partial glimpses of the sea. The vibrant local area offers a wealth of amenities, including artisan shops and delightful eateries, all within walking distance. Additionally, Warrior Square railway station is conveniently close, providing easy access to London and beyond, while the beautiful St Leonards seafront and promenade are just a short stroll away. This flat represents a fantastic opportunity to secure a well-proportioned home in a sought-after location. Don't miss your chance to make this delightful property your own.









Approximate total area⁽¹⁾

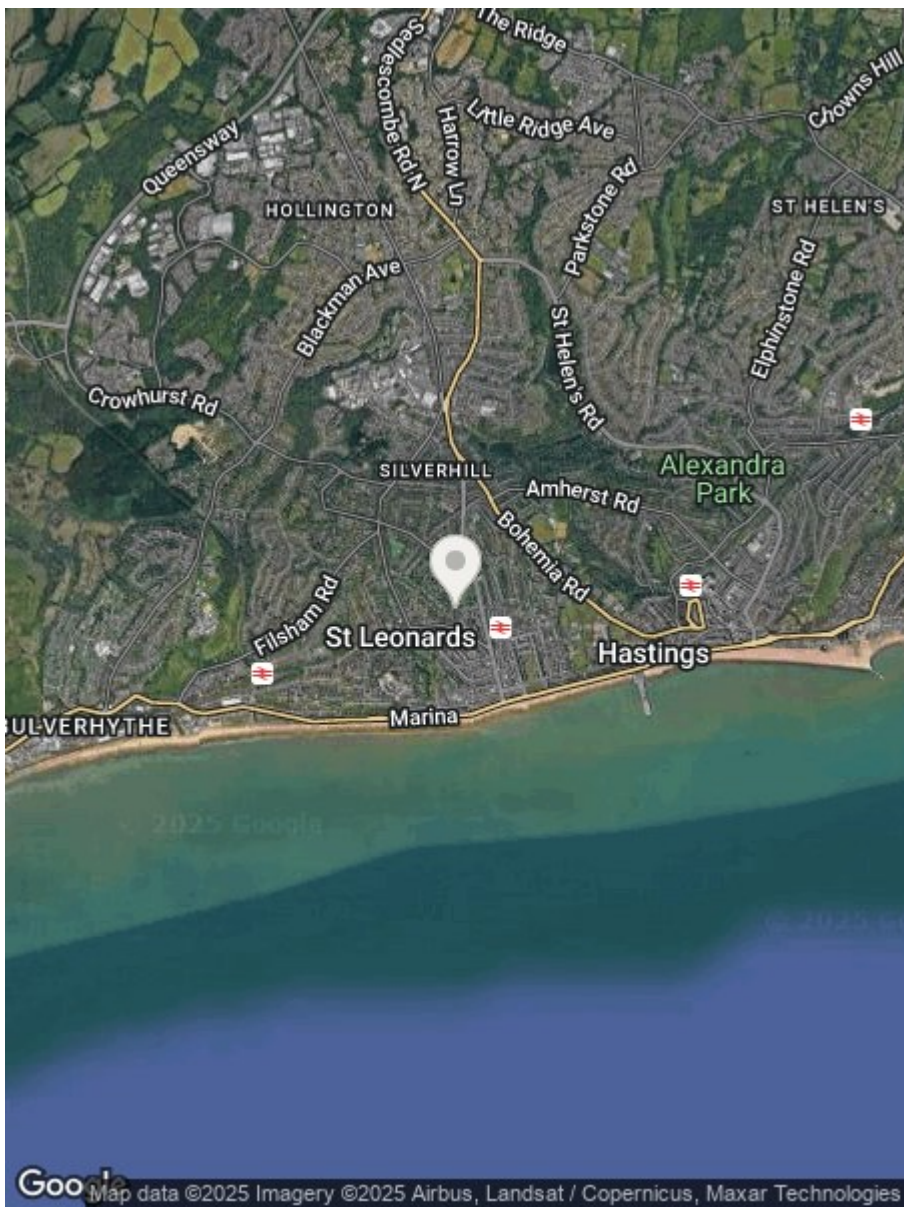
59.2 m²

637 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		
England & Wales	EU Directive 2002/91/EC	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	EU Directive 2002/91/EC

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).
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4. VAT: The VAT position relating to the property may change without notice.
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