

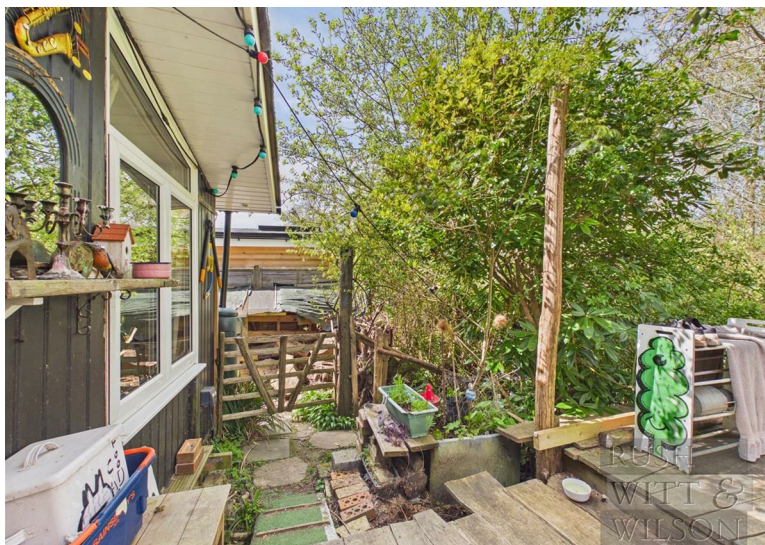
**RUSH
WITT &
WILSON**



85 High Beech Chalet Park Battle Road, St. Leonards on Sea, TN37 7BS
Guide Price £200,000 Freehold

****GUIDE PRICE £200,000 - £225,000****

This delightful chalet offers a unique blend of comfort and tranquillity. The property features a well-designed open plan kitchen and living room, perfect for both relaxation and entertaining. The bedroom provides a cosy retreat, while the modern shower room adds convenience to daily living. One of the standout features of this property is the tiered rear woodland garden, which offers a serene escape into nature. This enchanting outdoor space is complemented by multiple outbuildings, providing ample storage or potential for creative use. Additionally, a raised decking area invites you to enjoy al fresco dining or simply bask in the beauty of your surroundings. Parking is available for one vehicle, ensuring ease of access to your new home. This bungalow is ideal for those seeking a peaceful lifestyle while still being close to the amenities of St. Leonards-On-Sea. Whether you are a first-time buyer, a downsizer, or looking for a holiday retreat, this property presents a wonderful opportunity to embrace a charming coastal lifestyle. Don't miss the chance to make this delightful bungalow your own.









Approximate total area⁽¹⁾

36.8 m²

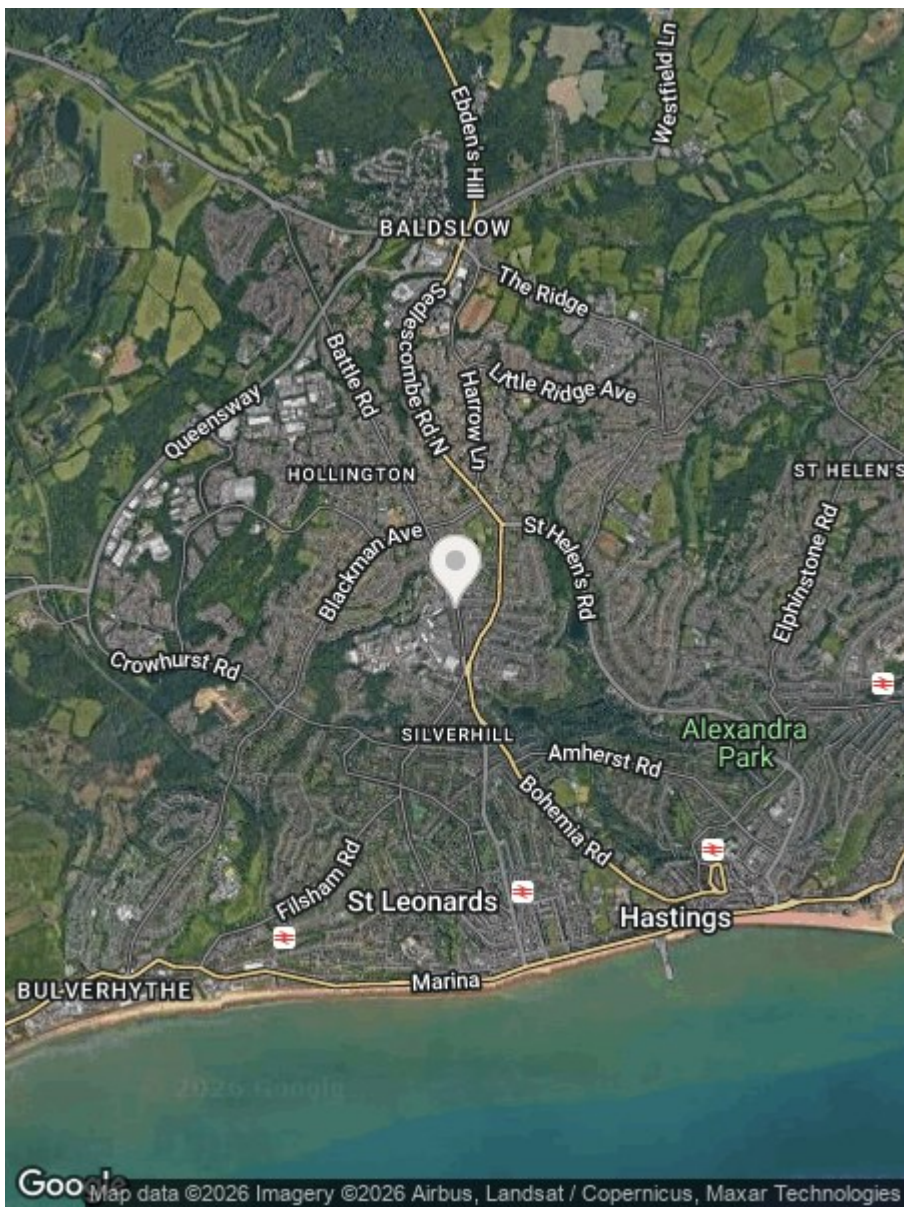
396 ft²

(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.

GIRAFFE 360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	30	
(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 

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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