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Flat 2, 4 Brittany Road, St. Leonards-On-Sea, TN38 0RA
Offers In Excess Of £240,000 Leasehold

Nestled in the desirable Brittany Road area of St. Leonards-On-Sea, this spacious two-bedroom ground floor apartment presents an excellent opportunity for those seeking comfortable living in a vibrant community. The property boasts a well-designed layout that includes an inviting entrance porch, a welcoming hallway, a generous living room, a fitted kitchen with under floor heating, two bedrooms, and a bathroom with a WC and under floor heating. One of the standout features of this apartment is the ample loft storage, providing practical solutions for your belongings. Externally, residents can enjoy a charming garden area, perfect for relaxation or outdoor entertaining, as well as the convenience of a garage with an up-and-over door, ensuring secure parking and additional storage options. The location is particularly appealing, with easy access from Gilbert Road. Residents will benefit from a variety of nearby shopping facilities, making daily errands a breeze. Furthermore, the property is well-served by regular transport links, including the Warrior Square train station, which offers direct connections to London, making it ideal for commuters. This apartment combines comfort, convenience, and a prime location, making it a perfect choice for first-time buyers, downsizers, or investors alike.

Don't miss the chance to make this delightful property your new home.

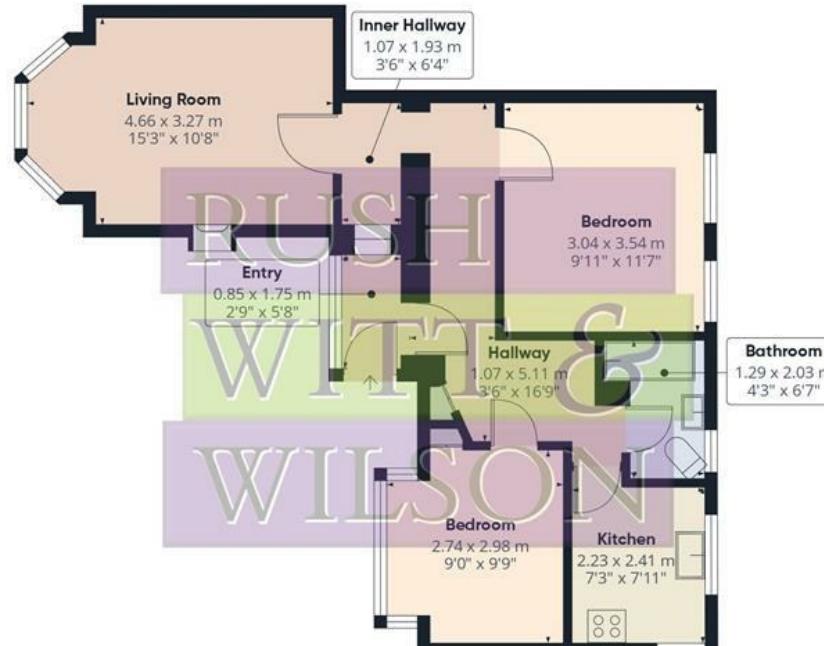






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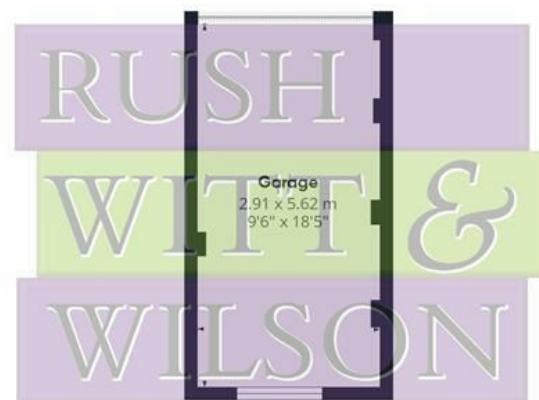


Floor 0 Building 1

Approximate total area⁽¹⁾

69.1 m²

743 ft²

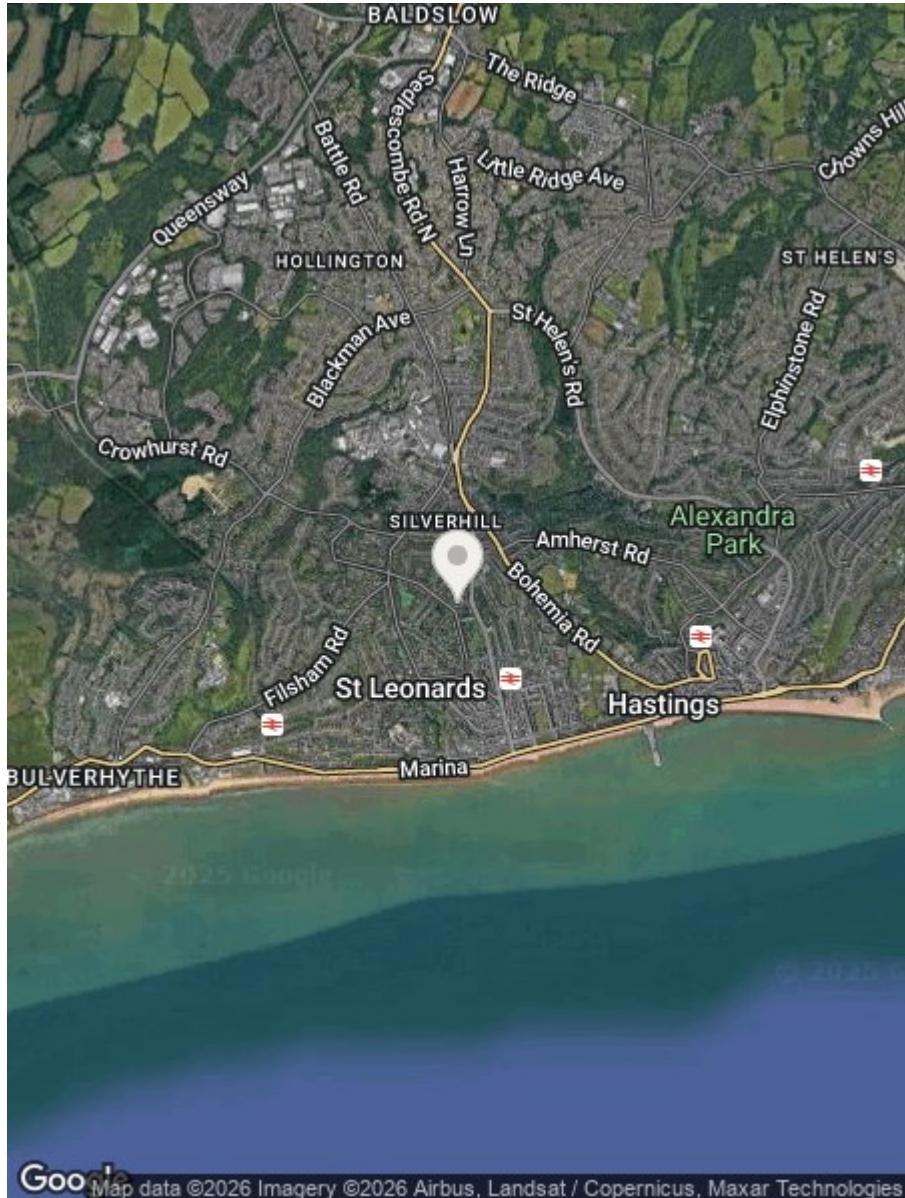


Floor 0 Building 2

(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	58	
(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

Council Tax Band - B

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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