

**RUSH
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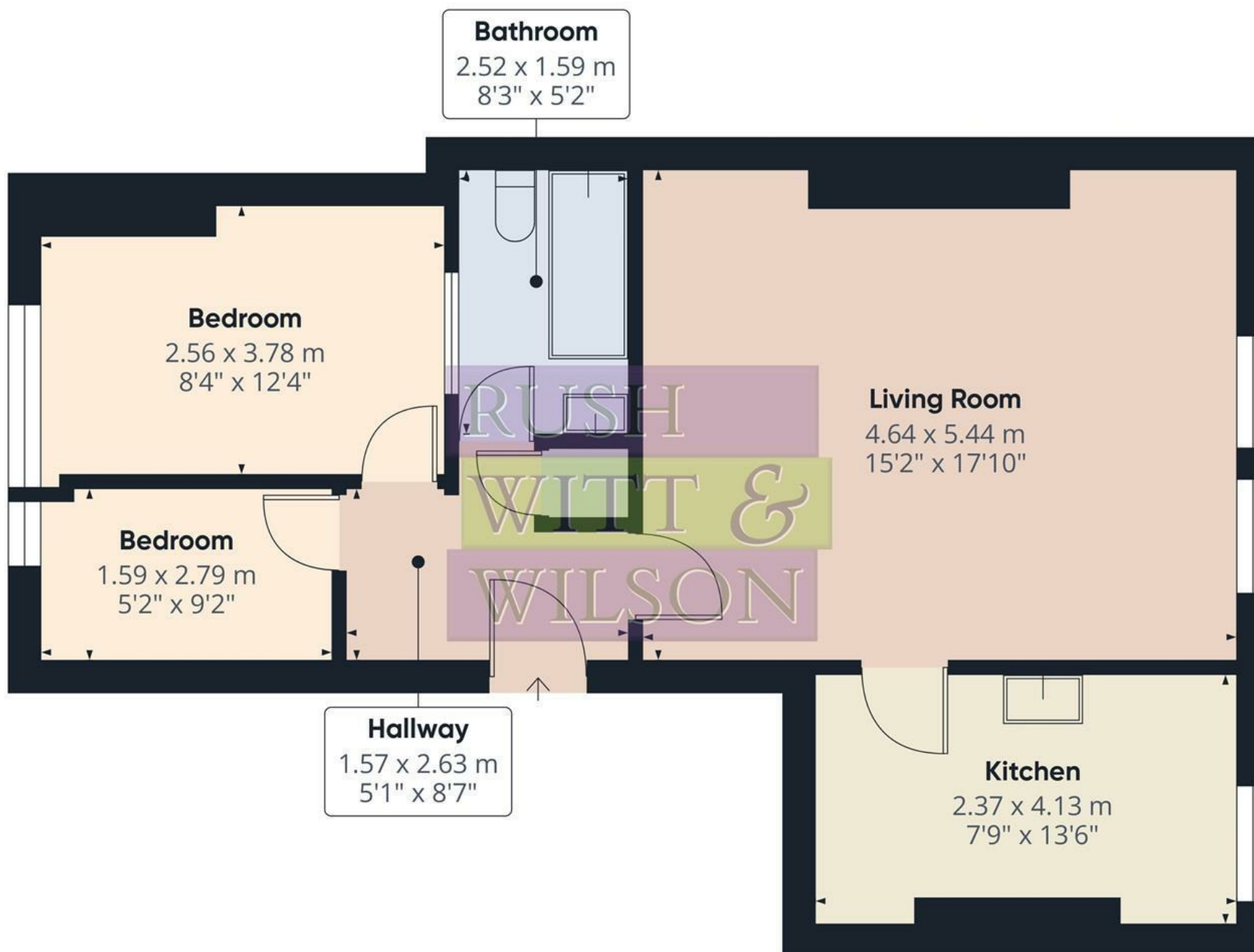
**Flat 5, 2 Anglesea Terrace, St. Leonards-On-Sea, TN38 0QS
£165,000 - Leasehold**

Nestled in the heart of St. Leonards-On-Sea, this delightful third floor flat on Anglesea Terrace combines charm, comfort, and convenience. This spacious two bedroom conversion benefits from a long lease, offering peace of mind and long-term security. The bright and airy bay-fronted living room provides an inviting space to relax or entertain, with large windows flooding the room with natural light. A separate fitted kitchen sits adjacent, thoughtfully arranged to cater to all your culinary needs. The property features a generously sized double bedroom, a further bedroom, and a well-appointed bathroom, ensuring both comfort and practicality. Location is a key advantage here - just moments from St. Leonards Warrior Square station, commuting or exploring the coast and surrounding towns is effortless. Local shops, cafes, and the seafront are also within easy reach, adding to the lifestyle appeal. Whether you're a first-time buyer seeking your ideal starter home or an investor looking for a property in a highly sought-after area, this flat represents an excellent opportunity. With its spacious layout, long lease, and prime location, this property is not to be missed.









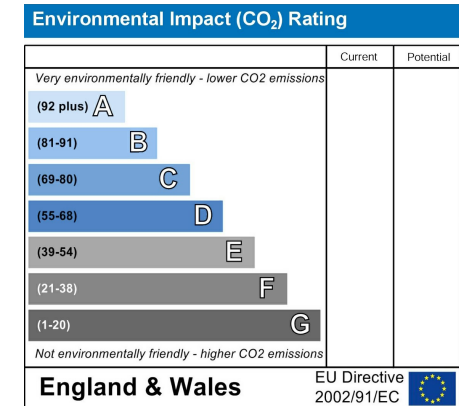
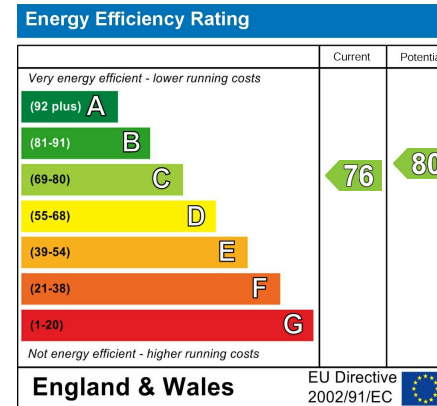
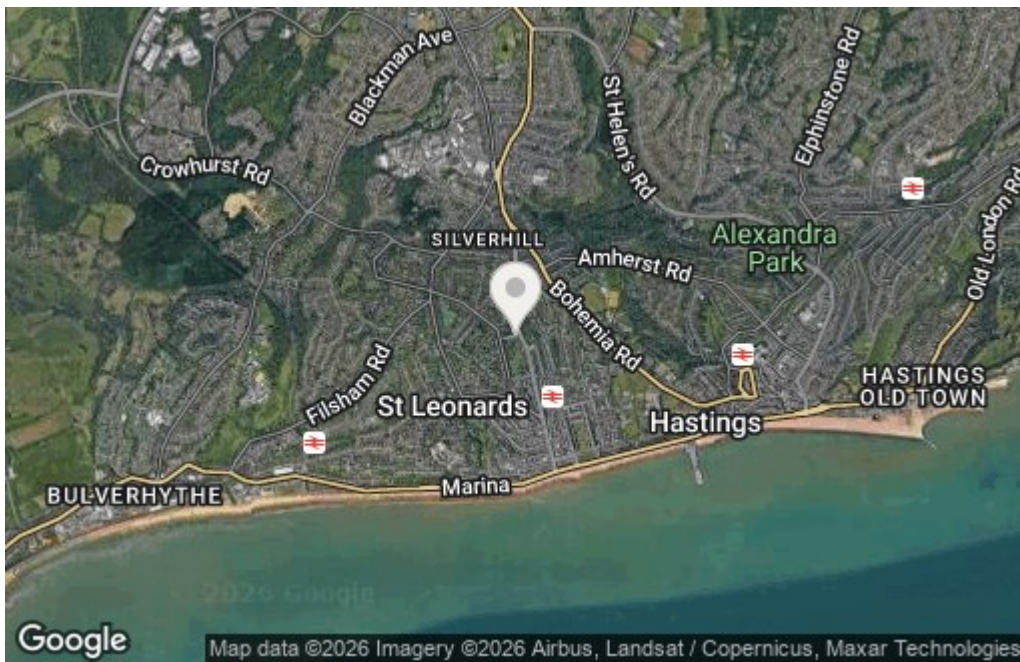
Approximate total area⁽¹⁾

56.6 m²
608 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



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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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.

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