

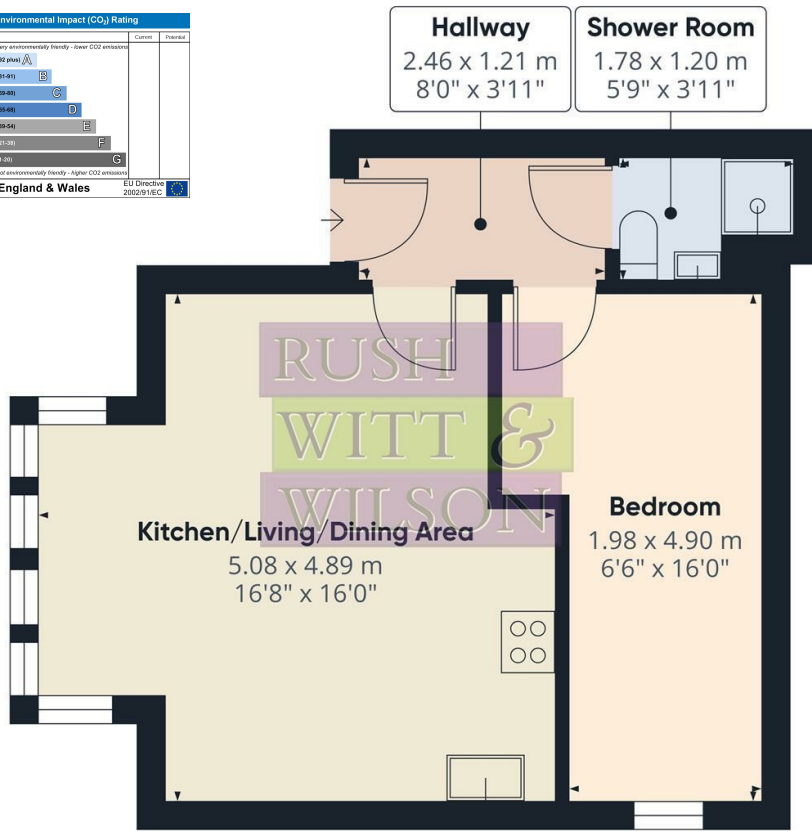


48 Chapel Park Road, St. Leonards-On-Sea, TN37 6JB Offers In Excess Of £135,000 Share of Freehold

Nestled on Chapel Park Road in the picturesque area of St. Leonards-On-Sea, this delightful ground floor flat offers a perfect blend of comfort and style. This one-bedroom conversion flat is presented in good order throughout, making it an ideal choice for first-time buyers or those seeking a cosy retreat. Upon entering, you will be greeted by high ceilings that enhance the sense of space and light within the open plan kitchen and living area. This thoughtfully designed layout allows for seamless living, perfect for both relaxation and entertaining. The kitchen is well-equipped, providing a functional space for culinary pursuits, while the living area offers a warm and welcoming atmosphere. The bedroom, located at the rear of the property, ensures a peaceful night's sleep, away from the hustle and bustle of daily life. The charming building itself adds to the character of the flat, making it a lovely place to call home. With its prime location in St. Leonards-On-Sea, residents can enjoy easy access to local amenities, parks, and the stunning coastline. This property enjoys a share of freehold and presents a wonderful opportunity to embrace a comfortable lifestyle in a vibrant community. Do not miss the chance to view this charming flat, where modern living meets classic charm.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-101) A		(92-101) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Approximate total area⁽¹⁾
36.7 m²
394 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.

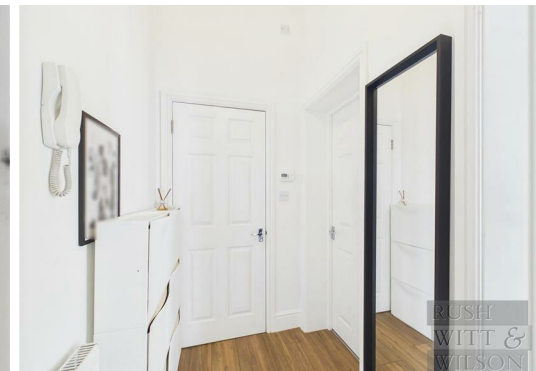
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Council Tax Band - A

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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