



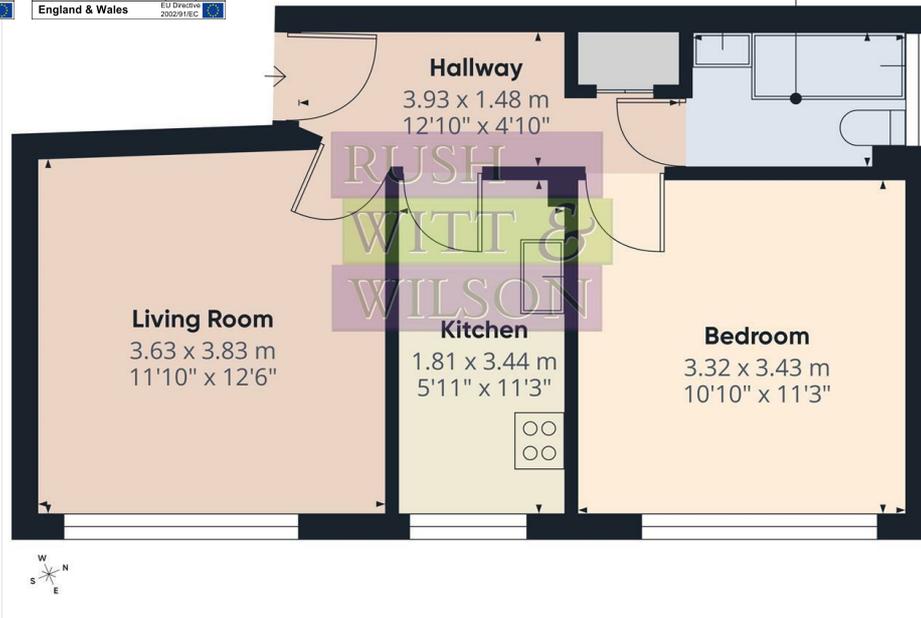
Balmoral Court Sedlescombe Gardens, St. Leonards-On-Sea, TN38 0TG £100,000 Leasehold

****CHAIN FREE**** Nestled in Sedlescombe Gardens, this delightful one bedroom top floor apartment presents an excellent opportunity for those seeking a project to make their own. The property, a purpose-built flat, boasts a well-proportioned reception room that offers a welcoming space for relaxation and entertaining. The bedroom is a comfortable size, providing a peaceful retreat, while the bathroom, though in need of modernisation, holds potential for a stylish upgrade. This flat is being offered chain free, allowing for a smooth and straightforward purchase process. While the apartment requires modernisation throughout, this presents a unique chance for buyers to infuse their personal style and preferences into the space. With a little imagination and effort, this flat can be transformed into a contemporary haven. Situated in a desirable location, residents will benefit from the local amenities and the vibrant community that St. Leonards-On-Sea has to offer. Whether you are a first-time buyer, an investor, or someone looking to downsize, this property is a blank canvas waiting for your creative touch. Do not miss the chance to explore the potential of this charming flat.



Energy Efficiency Rating	
Current	Potential
79	49

Environmental Impact (CO ₂) Rating	
Current	Potential



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Approximate total area⁽¹⁾
40.9 m²
442 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



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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