

**RUSH
WITT &
WILSON**



**RUSH
WITT &**

11, Campbell Court Gresham Way, St. Leonards-On-Sea, TN38 0UG
Guide Price £180,000 - £190,000 - Leasehold - Share of Freehold

*****Guide Price £180,000 - £190,000*****

We are delighted to bring to the market this purpose-built ground floor two-bedroom apartment, ideally located in a sought-after area of St Leonards. The property benefits from a long lease, a garage within a nearby block, gas central heating, and double glazing. The well-presented accommodation includes an entrance hall with ample storage, a bright dual-aspect lounge/diner, a fitted kitchen, bathroom with both bath and shower, two bedrooms, and a separate WC. One of the highlights is the property's own private patio area, accessed directly from the living room, which leads out onto the beautifully maintained communal gardens. Conveniently positioned within easy reach of local amenities and bus routes, this apartment represents an excellent opportunity for a variety of buyers. Early viewings are highly recommended – contact the owners' agents today to arrange yours.









Approximate total area⁽¹⁾

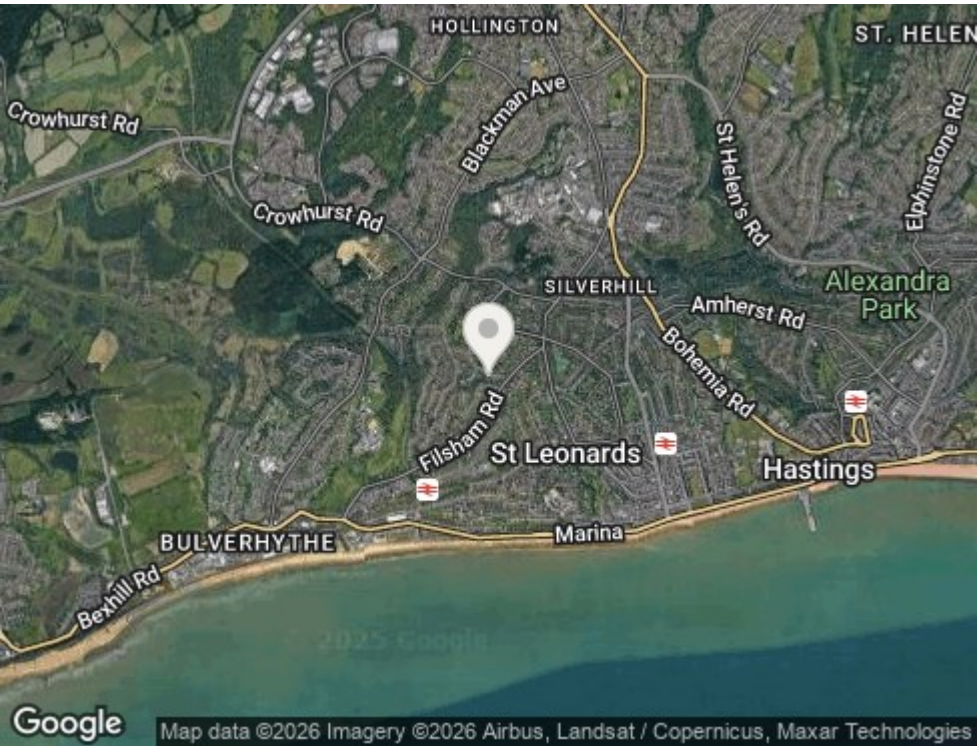
66.5 m²

716 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

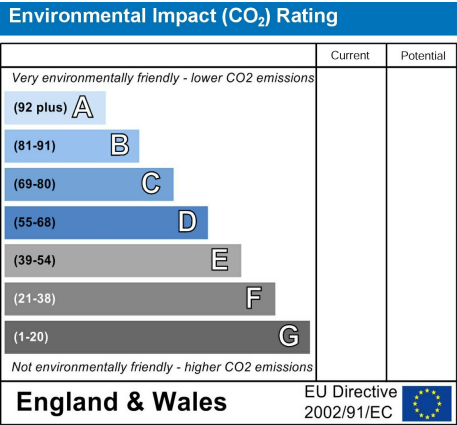
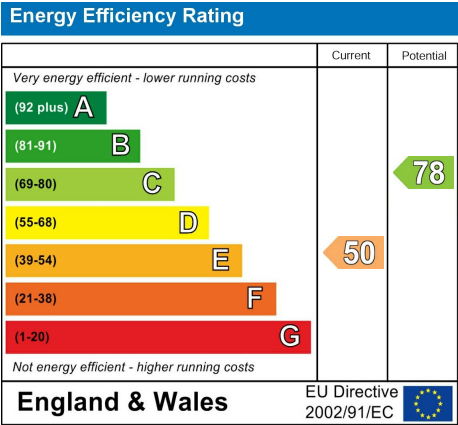


Council Tax Band - B

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).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
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.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



Residential Estate Agents
Lettings & Property Management



Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk