

**RUSH
WITT &
WILSON**



RUSH
WITT &

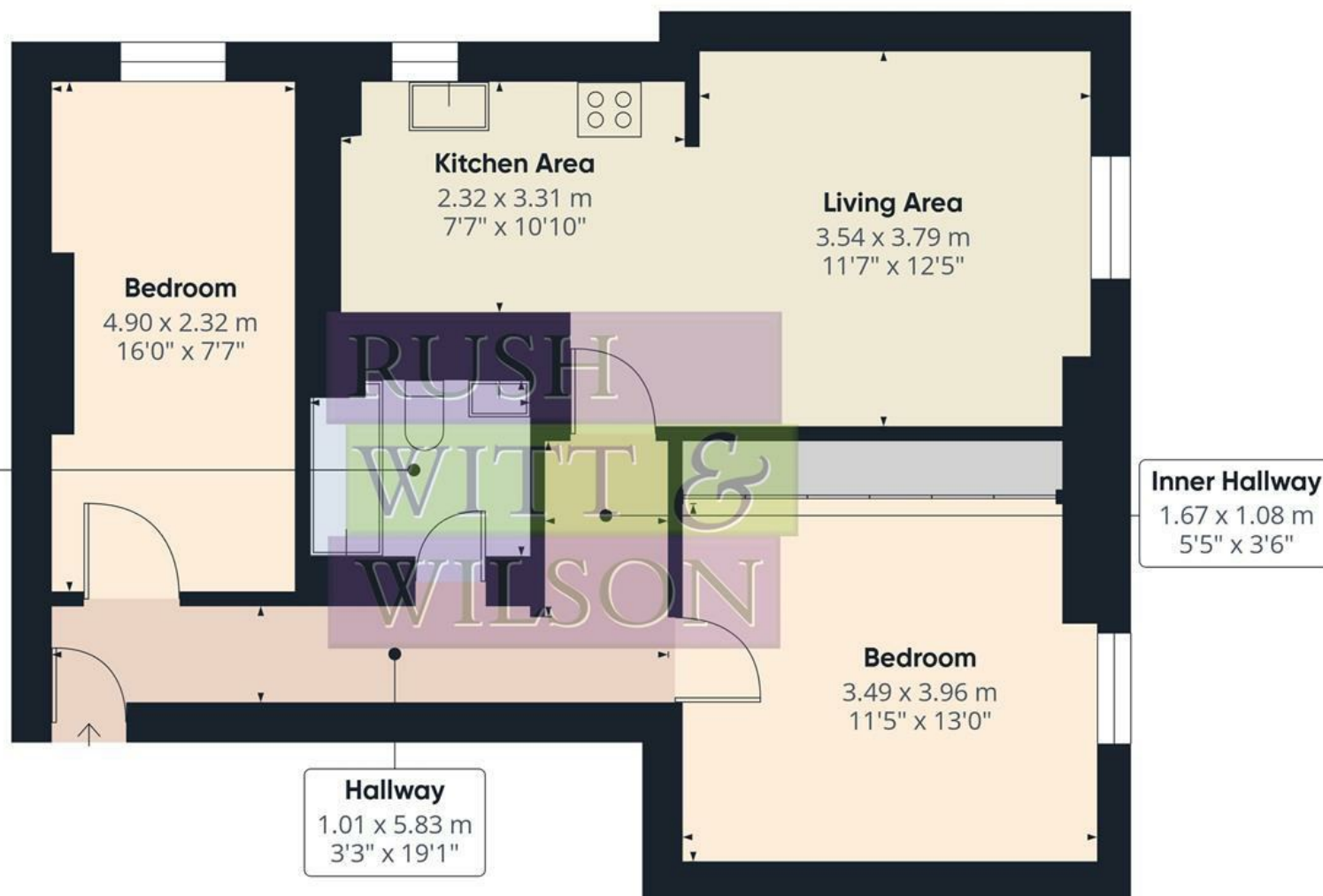
57 Church Road, St Leonards-On-Sea, TN37 6HJ
Offers In The Region Of £175,000 Leasehold

CHAIN FREE Nestled on Church Road in the charming area of St Leonards-On-Sea, this centrally located two double bedroom apartment offers a delightful blend of period character and modern convenience. Set within an impressive period building, the property boasts stunning sea views that enhance its appeal. Upon entering, you are greeted by a spacious reception room, which serves as the heart of the home. This inviting space is perfect for both relaxation and entertaining, creating a warm atmosphere that reflects the charm of the surrounding area. The open plan living room and kitchen provide a contemporary feel, while the original sash windows add a touch of historical elegance. The apartment features two well-proportioned bedrooms, each equipped with built-in wardrobes, ensuring ample storage space. A well-appointed bathroom adds to the convenience and comfort of the living space. Additional benefits include gas central heating, making this home both cosy and efficient. This property presents an excellent opportunity for buyers or renters alike. The location is particularly appealing, as it is within easy walking distance of mainline transport, shops, cafes, and beautiful coastal walks. St Leonards-On-Sea is renowned for its vibrant community and picturesque seafront, making it an ideal choice for those who appreciate a lively yet tranquil environment. This flat is a must-see for anyone looking to invest in a property with character in a sought-after location. With its pre-war charm and modern conveniences, it truly embodies the essence of coastal living in East Sussex.









Approximate total area⁽¹⁾

60.3 m²

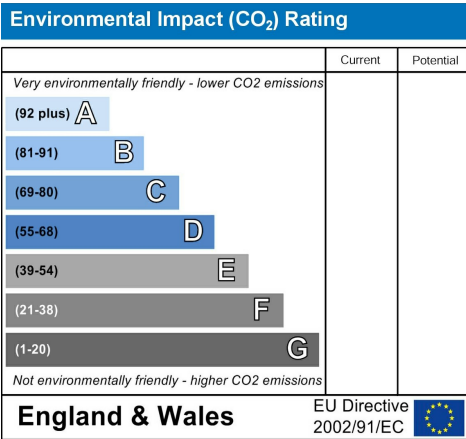
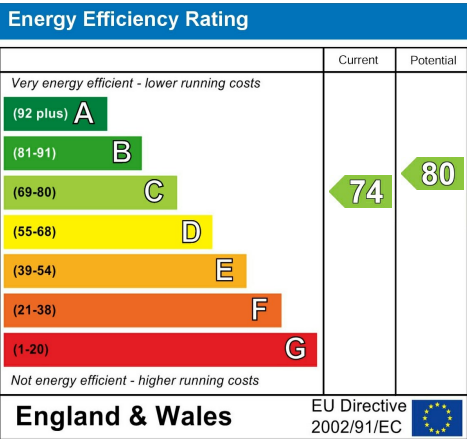
649 ft²

(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).
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>

**RUSH
WITT &
WILSON**

**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**