



**Flat 5, 13 Cloudesley Road,
St. Leonards-On-Sea, East Sussex TN37 6JW
£85,000**

Found within a popular tree lined road in the heart of St Leonards, Rush Witt & Wilson welcome to the market this generously proportioned first floor studio apartment. The accommodation offers via the communal entrance of an entrance hall, main reception room with wide bay window, kitchen, access to a bedroom area with en suite shower room and borrowed light from the living room. Further benefits include electric heating and a share of the freehold. Located just a short distance from Hastings town centre and a short stroll away from either Hastings or St Leonards Warrior Square mainline railway stations, early viewings are encouraged via appointed agents Rush Witt & Wilson.



Communal Entrance Hall

Stairs rising to the first floor, private entrance door leading through to:

Private Entrance Hall

Entryphone system, wall mounted consumer unit, carpet as laid, access to loft space, doors off to the following:

Living Room

13'7 x 7'6 (4.14m x 2.29m)

Sash bay window to front with views towards the sea, telephone point, tv aerial point, deep skirting boards, original cornicing, carpet as laid, night storage heater.

Bedroom

9'10 x 6'11 (3.00m x 2.11m)

Carpet as laid, built in wardrobe, borrowed light from the living room, bi-fold door leading through to:

En-Suite Shower Room/WC

Shower cubicle with wall mounted shower control, fully tiled walls, wash hand basin with mixer tap, corner low level wc, ceiling spotlights, extractor fan, vinyl flooring.

Kitchen

8'8 x 4'6 (2.64m x 1.37m)

Sash window to front, range of matching wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap, four ring electric hob with electric oven set below and extractor above, fully tiled walls, fitted washing machine, space for freestanding fridge/freezer, wall mounted electric heater, ceiling spotlights.

Tenure

Lease

Share of Freehold. Approximately 990 years remaining.

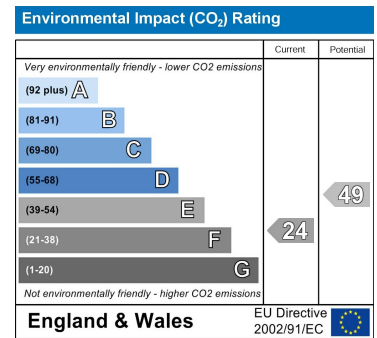
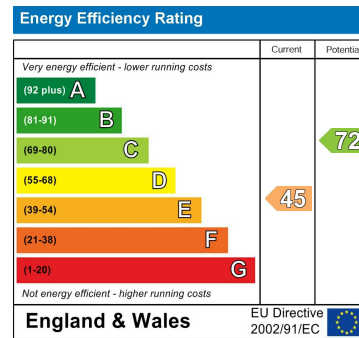
Maintenance

Currently £540 every 6 months to include Buildings Insurance.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



**RUSH
WITT &
WILSON**



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