



**23 Saxon Street,  
St Leonards-On-Sea, TN37 6AG  
£175,000 Share of Freehold**

Occupying a superb top-floor position in a well-maintained block, this spacious two double bedroom apartment enjoys far-reaching sea views and an enviable location moments from the seafront promenade. The accommodation is well arranged and comprises an entrance hallway, two generous double bedrooms, a family bathroom and a bright open-plan kitchen/living room, creating an excellent space for both everyday living and entertaining. The living area and second bedroom benefit from impressive views towards the sea, providing a wonderful coastal backdrop. The property is situated just off Saxon Street off London Road, within easy reach of an excellent selection of cafés, restaurants, bars and local amenities, while the seafront and promenade are quite literally a stone's throw away. Further benefits include a share of the freehold, a new lease to be granted on completion and the considerable advantage of being offered to the market CHAIN FREE. An excellent opportunity for buyers seeking a permanent home, coastal retreat or investment in a highly sought-after seafront location. Early viewing is highly recommended.



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:

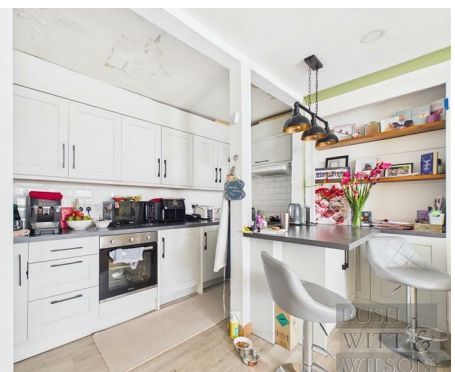
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4. VAT: The VAT position relating to the property may change without notice.

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| Energy Efficiency Rating                    |  | Current | Potential |
|---------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92-100) A                                  |  |         |           |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  |         |           |
| (55-68) D                                   |  |         |           |
| (39-54) E                                   |  |         |           |
| (21-38) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| England & Wales                             |  | 74      | 81        |
| EU Directive 2002/91/EC                     |  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|-----------------------------------------------------------------|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (92-100) A                                                      |  |         |           |
| (81-91) B                                                       |  |         |           |
| (69-80) C                                                       |  |         |           |
| (55-68) D                                                       |  |         |           |
| (39-54) E                                                       |  |         |           |
| (21-38) F                                                       |  |         |           |
| (1-20) G                                                        |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
| England & Wales                                                 |  |         |           |
| EU Directive 2002/91/EC                                         |  |         |           |

**RUSH  
WITT &  
WILSON**



**Rother House Havelock Road  
Hastings  
East Sussex  
TN34 1BP  
Tel: 01424 442443  
[hastings@rushwittwilson.co.uk](mailto:hastings@rushwittwilson.co.uk)  
[www.rushwittwilson.co.uk](http://www.rushwittwilson.co.uk)**