RUSH WITT & WILSON



101 High Beech Chalet Park Battle Road, St. Leonards-On-Sea, TN37 7BS
Offers In Excess Of £70,000

Chain free and set in front of a lovely green outlook, including a large mature tree, this light and airy one bedroom, semi-detached chalet on the popular High Beech Chalet Park offers a wonderful opportunity to create a home entirely to your own taste. Arrive through the fenced courtyard, an ideal spot for a table and chairs, with a handy shed for storage, and a designated parking space close by. From here, step into either the conservatory or sun room, or straight into the generous open plan kitchen and living area, which in turn leads to the shower room, the double bedroom and back through to the conservatory. The bedroom has scope to reinstate fitted wardrobes, and while the property would benefit from modernising, that simply leaves you free to add your own stamp and style throughout. Well placed for the Bannatyne Health Club and Spa, with easy access to local amenities and schooling, this is a friendly community where coastal and woodland walks are right on your doorstep. Please note this property is available to cash buyers only.

Kitchen/Living Area
15'10 x 10'3 (4.83m x 3.12m)

Sun Room
15'3 x 9'3 (4.65m x 2.82m)

Bedroom
7'9 x 15'10 (2.36m x 4.83m)

Shower Room
7'8 x 5'3 (2.34m x 1.60m)

Shed
7'4 x 6' (2.24m x 1.83m)

Agents Note
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:

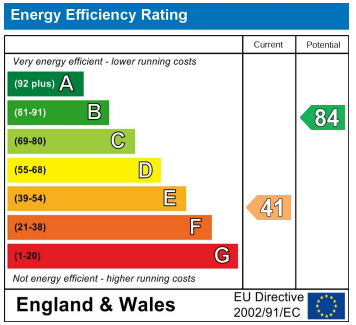
1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & 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).

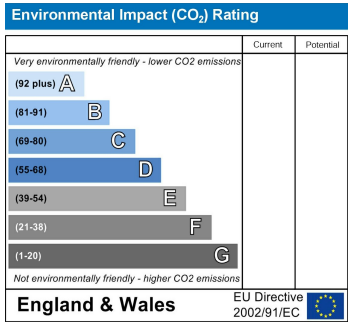
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

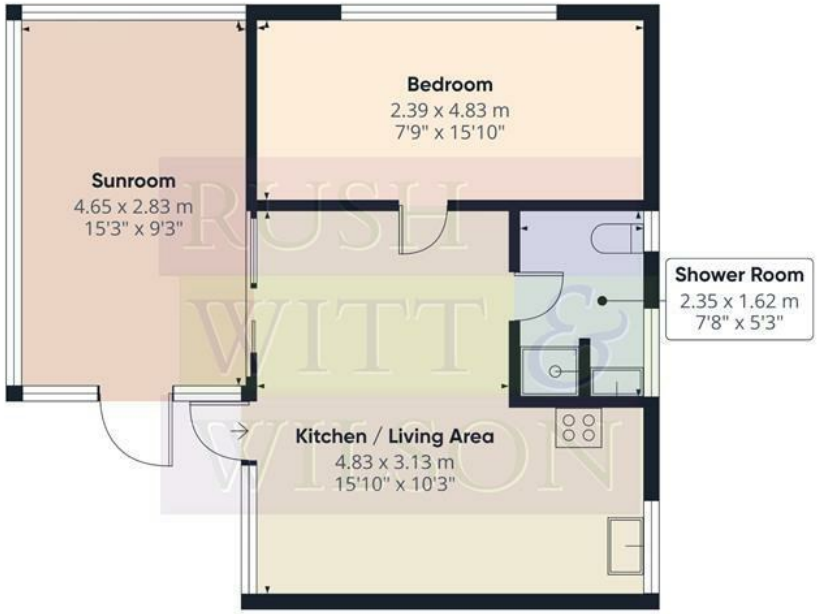
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with 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







Floor 0 Building 1



Floor 0 Building 2

RUSH WITT & WILSON

Approximate total area(1)

51.8 m²

558 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

88 High Street, Battle, TN33 0AQ
Tel: 01424 774440 | battle@rushwittwilson.co.uk | www.rushwittwilson.co.uk

The Property Ombudsman
Relocation agent network


RUSH
WITT &
WILSON


RUSH
WITT &
WILSON


RUSH
WITT &
WILSON


FIRE
BLANKET
RUSH
WITT &
WILSON