

**RUSH
WITT &
WILSON**



**First Floor Flat, 5 Clyde Road, St. Leonards-On-Sea, TN38 0QE
Offers In The Region Of £180,000 Share of Freehold**

Nestled on Clyde Road in the picturesque area of St. Leonards-On-Sea, this charming and well presented first-floor flat conversion offers a delightful living experience. The property features an inviting open-plan living room and kitchen, perfect for both relaxation and entertaining. The living area is enhanced by a beautiful feature working fireplace and a bay window that provides lovely sea views, creating a serene atmosphere. The flat comprises one comfortable bedroom, situated at the rear of the property, which overlooks the tranquil Gensing Gardens. This room is thoughtfully designed with overhead storage, ensuring that space is maximised for your convenience. The modern wet room adds a touch of contemporary style, making this apartment both practical and appealing. This property is ideal for those seeking a peaceful retreat by the sea, while still being a five minute walk to the train station, local amenities and the vibrant community of St. Leonards-On-Sea. Whether you are a first-time buyer or looking for a cosy rental, this flat presents a wonderful opportunity to enjoy coastal living in a charming setting.









Approximate total area⁽¹⁾

43.3 m²

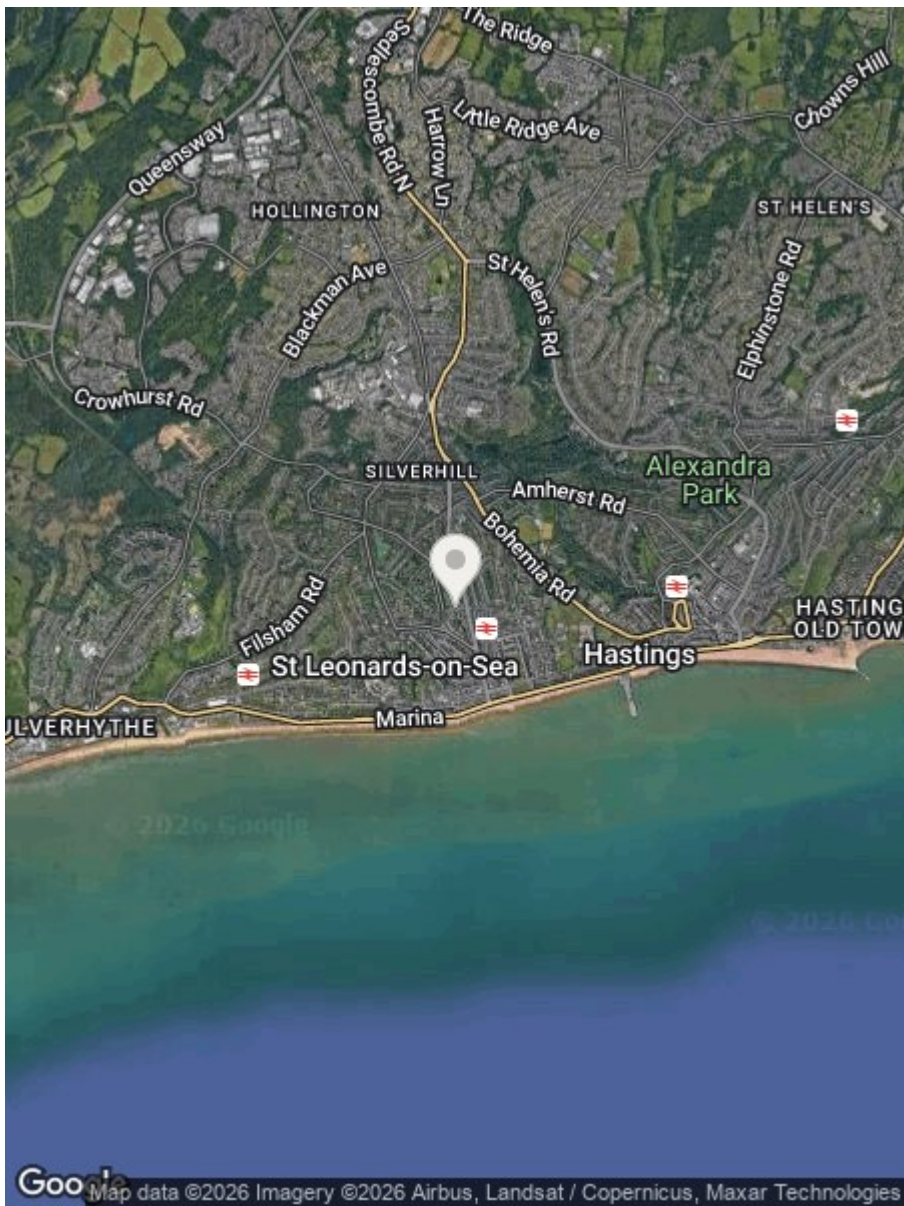
466 ft²

(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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	50	78
England & Wales		EU Directive 2002/91/EC

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

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**