



Boscobel Road
St. Leonards-On-Sea, East Sussex TN38 0LU
Offers in excess of £230,000 Leasehold

**Wyatt
Hughes**
Residential Sales

Boscobel Road, St. Leonards-On-Sea, East Sussex TN38 0LU

Occupying the top floor of an impressive and striking period building, this two-bedroom apartment, located within a popular residential area of St Leonards, offers modern living accommodation and benefits from sea views from the living room and master bedroom.

Well-maintained throughout, internally the property comprises a spacious landing, reached from a staircase beyond the apartment's front door. A superb dual-aspect sitting room enjoys westerly views out to sea, and comes complete with fitted shutters. Meanwhile, a newly-fitted modern kitchen with integrated appliances offers a variety of cabinets and units, along with a built-in electric hob and cooker.

The spacious master suite, again, enjoys dual-aspect views offering a pleasant outlook to the rear over St Leonards and out to sea, whilst the second bedroom has the benefit of fitted storage along with further cupboard space housing the gas boiler and consumer unit. Elsewhere, a luxurious bathroom has been carefully designed to provide the ultimate relaxation space, with a charming roll-top bath, as well as a self-contained walk-in shower, WC and basin.

Ideally positioned within walking distance of the seafront and a host of other popular eating and shopping destinations, the property allows its owner/s to take full advantage of everything this coastal town has to offer. Mainline railway stations are conveniently nearby along with parks for sought-after recreation space.

Early viewing is strongly recommended, so do get in contact with Wyatt Hughes today to arrange your appointment or to request further information.

- 1032 sq ft
- Top floor
- 99 yr lease from 2005
- Tax band A
- Ground rent £20/year
- Two double bedrooms
- EPC rating E
- Service charge £900/year
- No onward chain

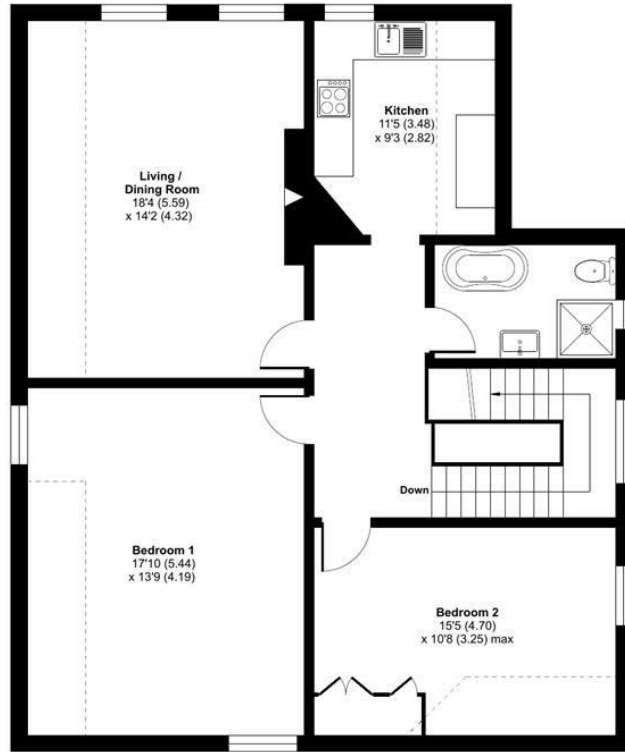




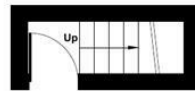
Denotes restricted head height

St. Leonards-on-Sea, TN38

Approximate Area = 878 sq ft / 82 sq m
 Limited Use Area(s) = 154 sq ft / 14 sq m
 Total = 1032 sq ft / 96 sq m
 For identification only - Not to scale



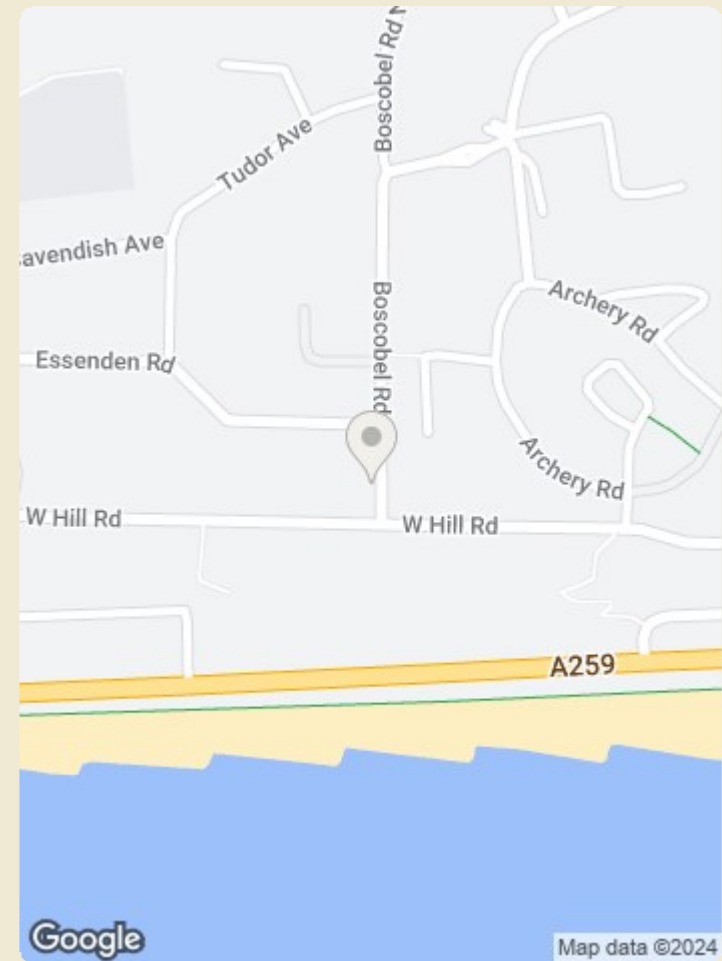
FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichewcom 2022. Produced for Wyatt Hughes. REF: 910219



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

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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