



Stockleigh Road

St. Leonards-On-Sea, East Sussex, TN38 0JP

Offers in excess of £230,000 Leasehold - Share of Freehold

Wyatt  
Hughes



## STOCKLEIGH ROAD, ST. LEONARDS-ON-SEA, EAST SUSSEX, TN38 0JP

OFFERS IN EXCESS OF £230,000 LEASEHOLD - SHARE OF FREEHOLD

Introducing this spacious two-bedroom flat, occupying the top floor of a well-managed, period building in a central St Leonards location.

Comprising split-level accommodation, the property features generous living space across three floors. Entering the property, the first flight of stairs leads you to a handy, modern WC. On the second level is a spacious landing area from which all rooms lead off. At the rear of the property is the generous-sized master bedroom, with fitted wardrobes, feature fireplace, wooden flooring and large glazed windows, allowing plenty of light into this grand space. Also positioned at the rear of the property is the galley kitchen/breakfast room, housing the gas boiler which serves all the radiators throughout the home.

A further bedroom/study room can be found at the front of the property, adjacent to the real hub of the home which is the vast, dual-aspect living room. It features a striking bay-fronted window, period fireplace, wooden flooring and high ceilings – destined to become a welcoming, comforting space to relax and unwind. Meanwhile, the main bathroom, comprising WC, basin and over-bath shower, is located on the third level, which completes the property's unique character and charm.

The property is being offered with vacant possession and no onward chain, posing an excellent opportunity for potential Buy-To-Let investors and homeowners. Viewing is highly recommended, so do get in touch today for further information or to arrange your appointment.

- Two bedrooms • Top floor • Far reaching views • No onward chain / vacant possession • Impressive bay fronted building • 917 sq ft • EPC rating C • Split level • Share of the freehold



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Approximate Gross Internal Area = 85.15 sq m / 917 sq ft

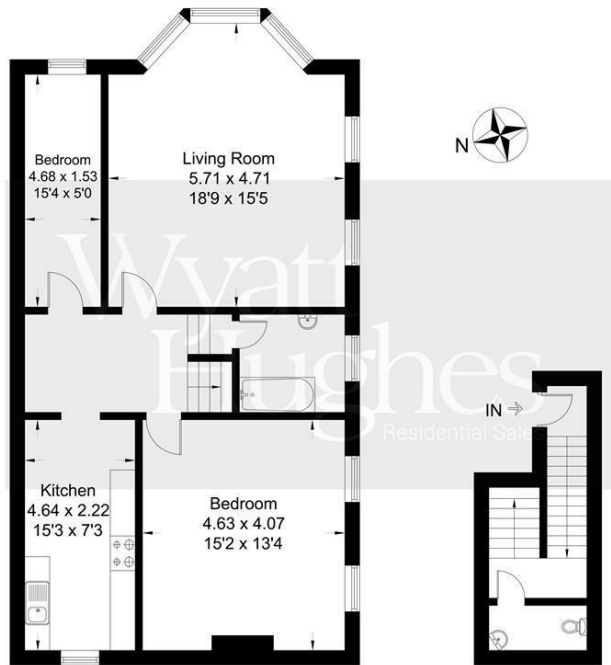


Illustration for identification purpose only, measurements are approximate, not to scale. © 2022



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			
		71	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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.



