



Wyatt
Hughes
Residential Sales

Tower Road
St. Leonards-On-Sea, East Sussex TN37 6JE
Offers in excess of £180,000 Leasehold

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Benefitting from a popular central location, this three-bedroom maisonette, occupying the first and second floor of a well-maintained building, enjoys well-proportioned accommodation throughout and boasts a delightful sun terrace.

The property comprises a bright and airy living room, a sizeable kitchen with an array of fitted units and a modern fitted bathroom, complete with bath, WC and basin. Located on the second floor, you'll discover a good-sized master suite, a second double bedroom and a third bedroom, which could also double up as a handy study. Meanwhile, an additional bathroom features a shower, WC and basin.

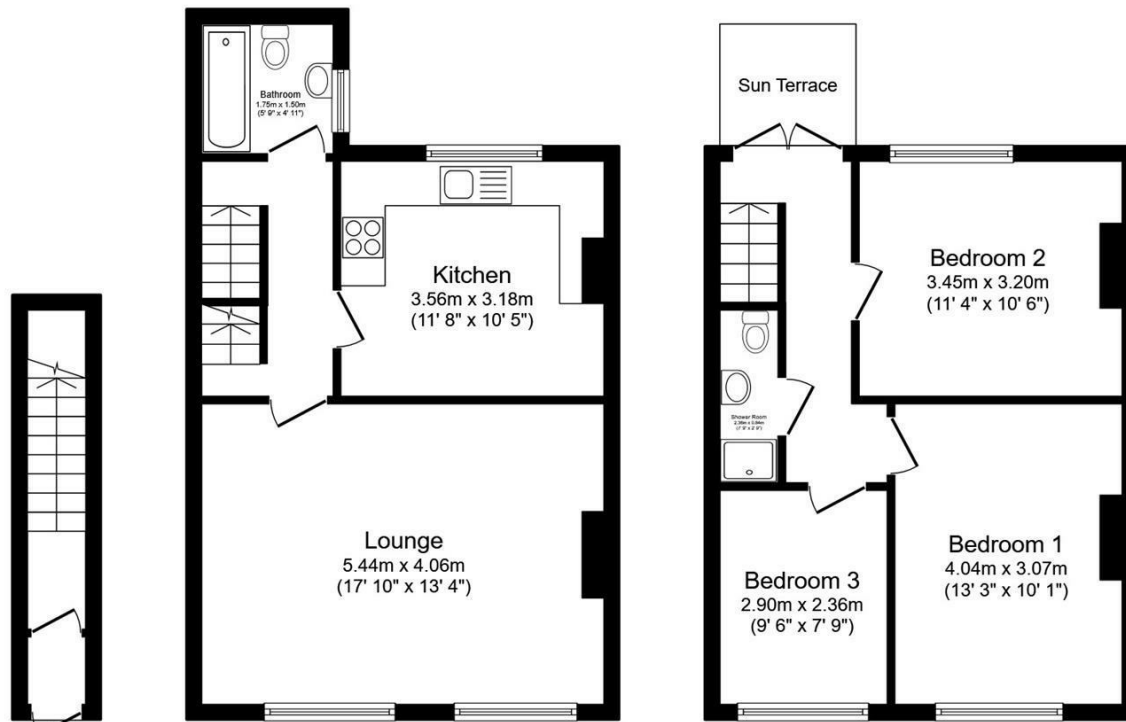
Positioned at the end of the hallway on the ground floor is an intimate sun terrace – ideal for potted plants and a small bistro set to enjoy your morning coffee. Elsewhere, additional benefits include double glazing and gas-fired central heating throughout for optimum warmth and comfort.

Located in a highly sought-after area of St Leonards, this property has immediate access to a whole host of popular amenities, from shops and cafés to schools and recreation gardens. There are also bus routes nearby, offering convenient links into the town centre for additional facilities and services.

Viewing comes highly recommended, so get in touch with Wyatt Hughes today to secure your appointment or to request further information.



- 99 year lease from 2006
- £470/year ground rent
- 55% share of maintenance works as and when required
- Three bedrooms
- Roof terrace
- Tax band A
- EPC rating C
- 939 sq ft



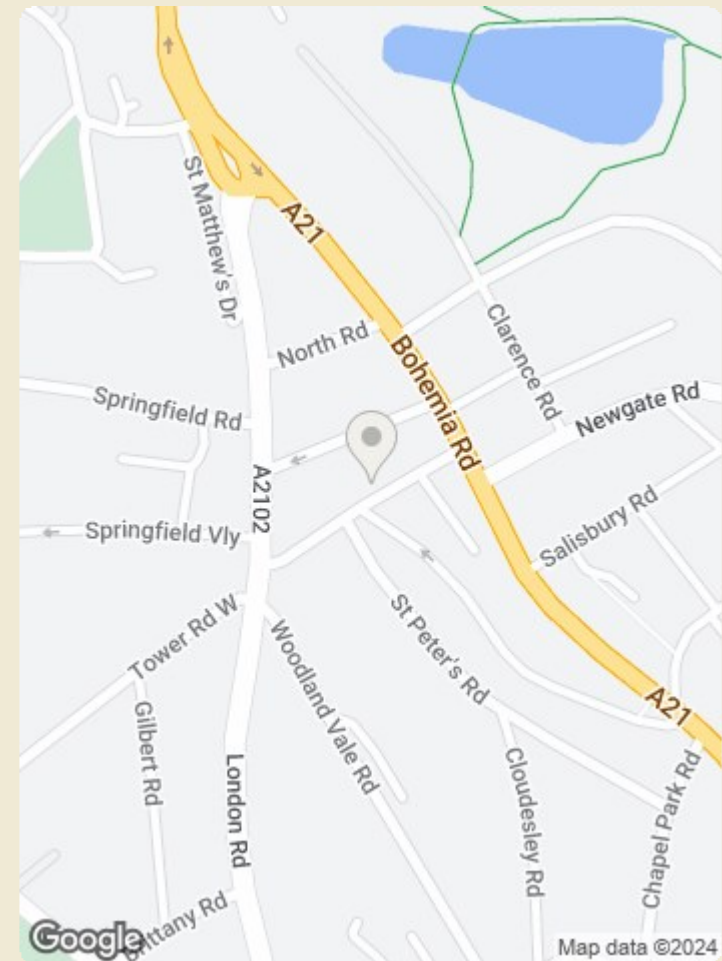
Ground Floor

First Floor

Second Floor

Total floor area 87.3 sq.m. (939 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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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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