



London Road
St. Leonards-On-Sea, East Sussex TN37 6AT

Offers in excess of £150,000 Leasehold - Share of Freehold

Wyatt
Hughes
Residential Sales

London Road, St. Leonards-On-Sea, East Sussex TN37 6AT

Looking for your first home? After a seaside bolthole? Keen to live in central St. Leonards? This modern and stylish one bedroom home is up for sale in the popular London Road.

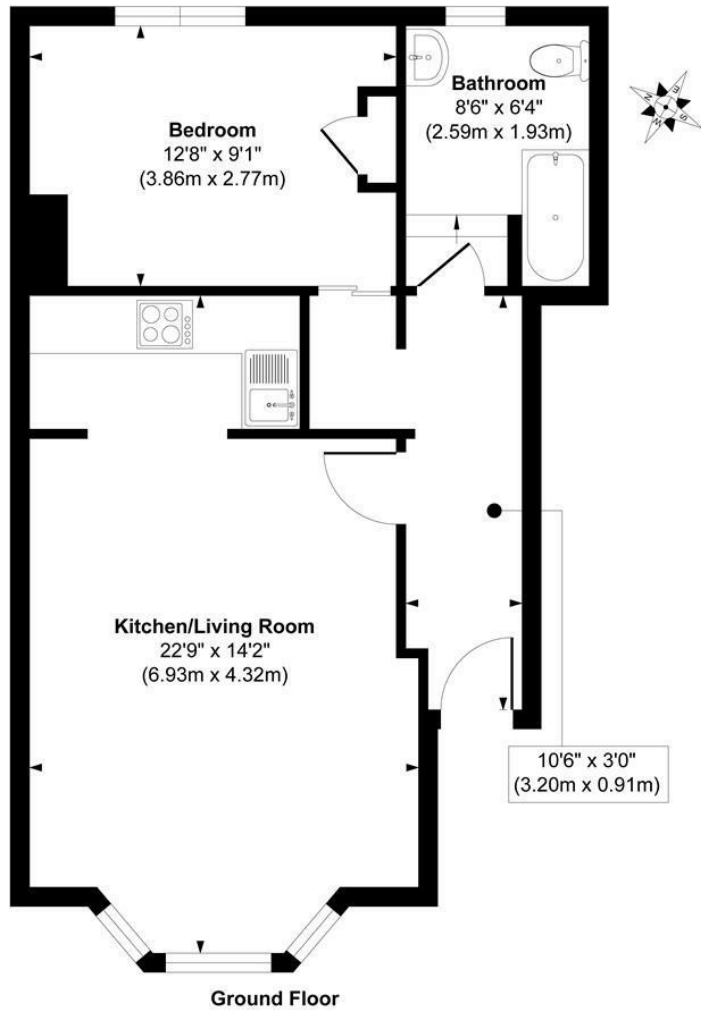
London road is conveniently positioned a short walk away from the local Warrior Square train station which has direct links to London stations in under 90 minutes. It is just up from the main St. Leonards seafront area, with pleasant seaside walks and a variety of local shops and restaurants including the popular Goat Ledge. Furthermore, Kings Road and Norman Road are also only a short distance away hosting a plethora of coffee houses, eateries and entertainment, such as the Kino Cinema.

This home is positioned on the ground floor, with a lovely big and bright lounge area and open-planned kitchen. The main bedroom has plenty of space for a double bed and storage and the bathroom has been newly modernised with a bath and shower. Another added bonus of this home is the high ceilings throughout, adding the stylish nature of this home.

If you are keen to secure a contemporary style home set within a period property within the heart of St. Leonards, reach out to your local agents today, Wyatt Hughes.

- EPC C
- £0 Ground Rent
- Share Of Freehold
- Ground Floor
- Modern Throughout
- 1/3rd Share Of Maintenance
- 980 Year Lease
- Council Tax A
- High Ceilings
- Central Position





Ground Floor

Approx. Gross Internal Floor Area 520 sq. ft / 48.30 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



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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