



Anglesea Terrace

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

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

**Wyatt
Hughes**
Residential Sales

Anglesea Terrace, St. Leonards-On-Sea, East Sussex TN38 0QS

Ideally positioned overlooking Gensing Gardens this well presented three bedroom first floor apartment is situated within easy walking distance of the seafront, mainline railway station with direct links to London and the town centre with its growing array of popular independent shops, cafes, restaurants and bars.

Forming part of this attractive period building the property offers many period features including an attractive feature fireplace in the living room and a bay window with pleasant outlook over the gardens. There is a modern open plan fitted kitchen making it the main hub of this delightful home.

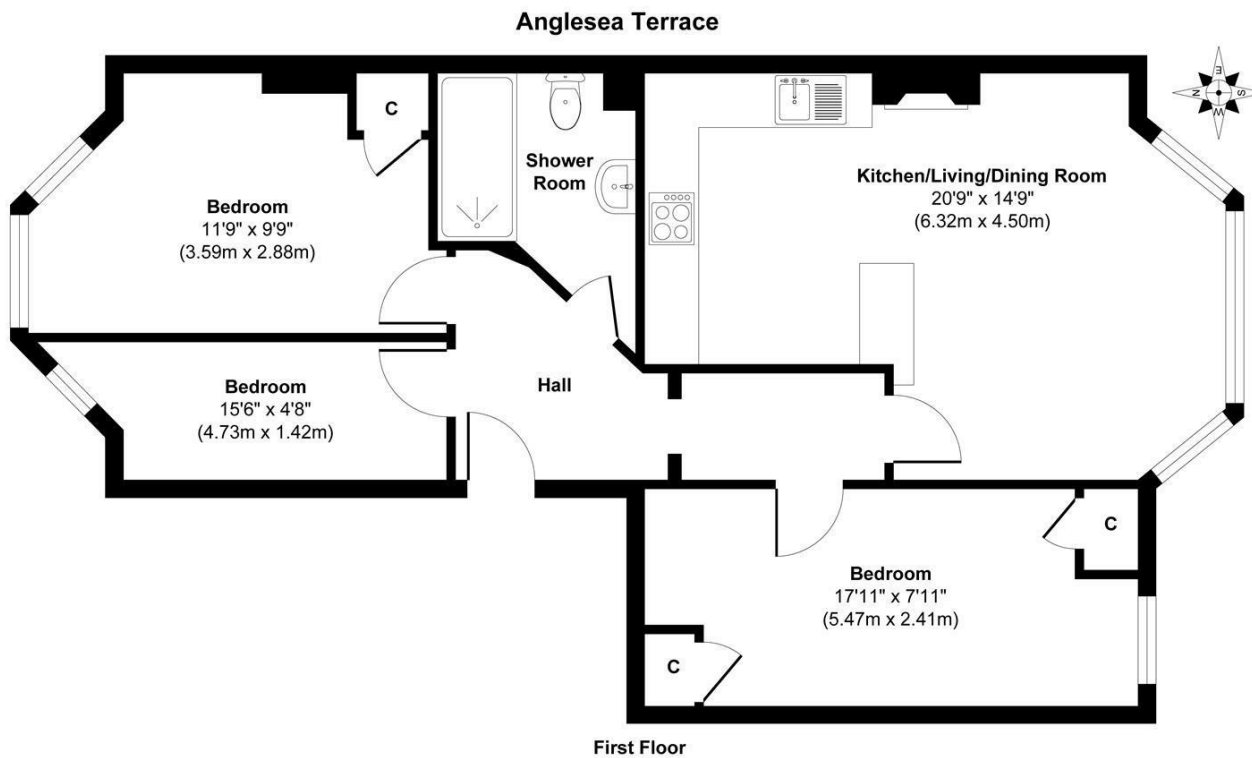
The main bedroom is at the front of the home again enjoying a pleasant outlook with fitted storage space. Main modern fitted family bathroom/WC and and two further bedrooms to the rear.

The seller has advised that the property is to be sold chain free with the remainder of a 999 year lease and a share of the freehold.

Book your viewing today with local agent Wyatt Hughes.

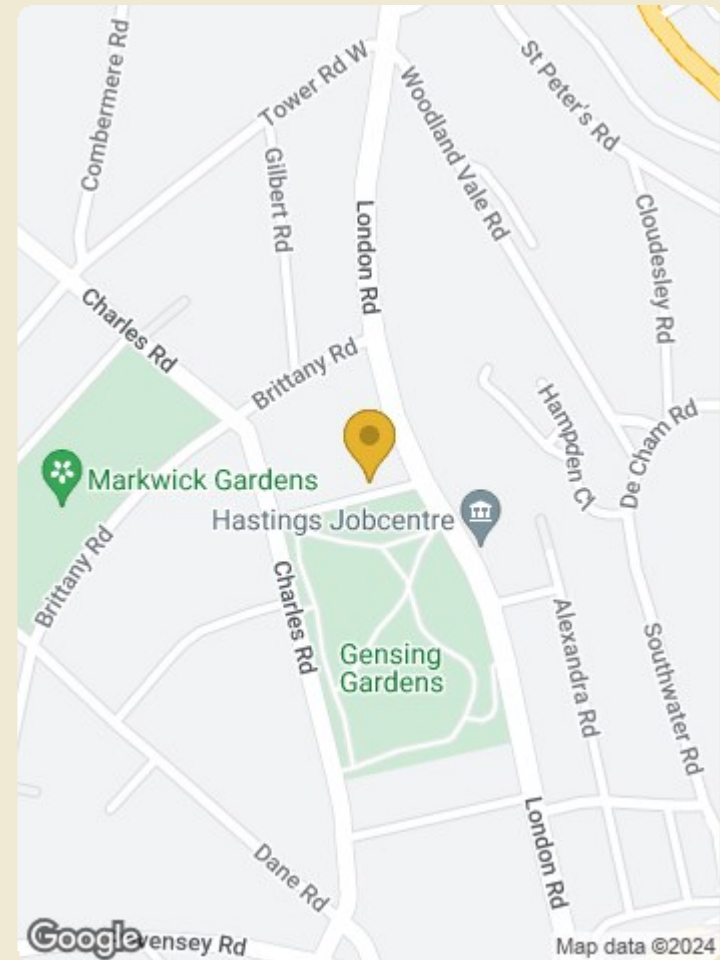
- EPC D
- Share Of Freehold
- £0 Ground Rent
- Three Bedrooms
- Attractive Building
- Council Tax A
- 1/5 Share Of Maintenance As And When
- Remainder of a 999 year lease
- Park Views
- Popular Location





First Floor

Approx. Gross Internal Floor Area 752 sq. ft / 69.93 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



Energy Efficiency Rating		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	80	England & Wales
			EU Directive 2002/91/EC
		58	

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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