



Maze Hill
St. Leonards-On-Sea, East Sussex TN38 0BA
Asking price £260,000 Leasehold

**Wyatt
Hughes**
Residential Sales

Maze Hill, St. Leonards-On-Sea, East Sussex TN38 0BA

Welcome to Maze Hill, a Grade 2 listed building situated in the popular St Leonards area of Hastings.

This beautiful two bedroom first floor flat boasts stunning views of the local area, enjoying a fantastic location opposite St Leonards Gardens. The property has huge potential and is perfect for anyone looking to put their own stamp on a home.

The flat is accessed via a communal hallway with stairs leading to the first floor. The spacious living room has large windows overlooking the gardens and plenty of space for seating and dining. The kitchen is at the rear of the property with access out onto a private area of garden. The two bedrooms are both generously sized and have great views. Additionally, the property benefits will benefit from a renewed lease and no onward chain.

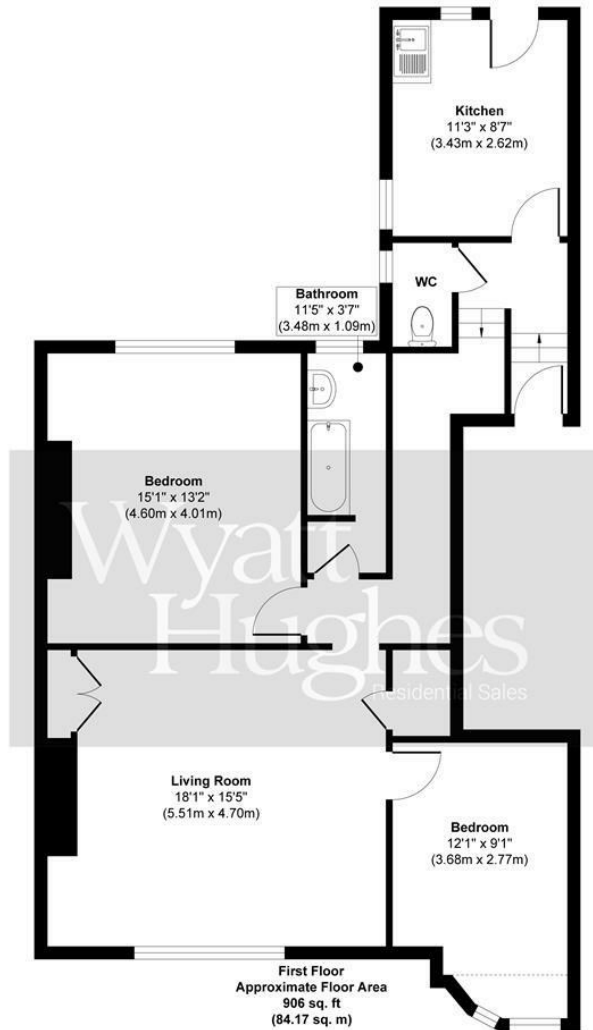
Outside, there is a private area of garden which with a little work is perfect for entertaining or relaxing with family and friends on a summer's day.

St Leonards offers excellent transport links with easy access to the nearby towns of Hastings and Rye. There are plenty of local amenities including shops, supermarkets, banks, pubs, restaurants, cafes and entertainment venues. There are also excellent leisure facilities including a swimming pool, gym and golf course.

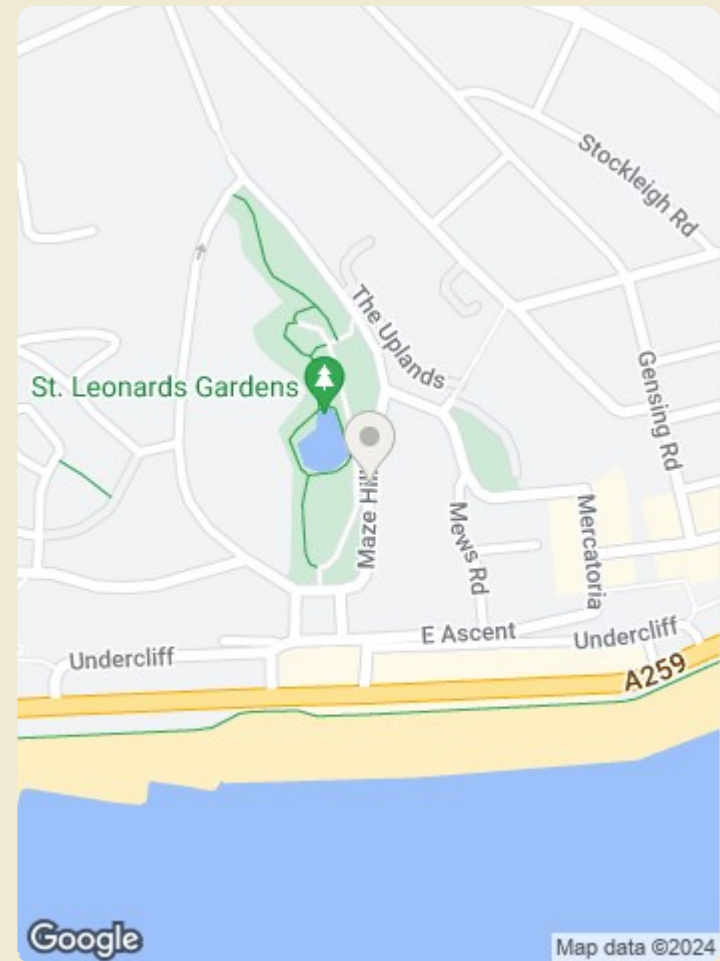
St Leonards is an area renowned for its vibrant culture and diverse community. It is an ideal place to live for those looking to be in the heart of the town without compromising on space or views.

- Tax Band A
- Private area of garden
- 906 sq ft
- Grade 2 listed
- No onward chain
- A new 140 year lease will be granted on sale
- Annual service charge approx £2100
- Two bedrooms
- Peppercorn ground rent at present
- EPC rating D





Approx. Gross Internal Floor Area 906 sq. ft / 84.17 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		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.

