



**Boscobel Road  
St. Leonards-On-Sea, TN38 0LX**

**£250,000 Leasehold - Share of Freehold**

**Wyatt  
Hughes**  
Residential Sales



## Boscobel Road, St. Leonards-On-Sea, TN38 0LX

Welcome to St. Austin's Croft, Boscobel Road; A charming converted period property.

Immerse yourself in the charm of yesteryear with the comfort of today in this captivating two-bedroom home. Nestled within a converted period property on Boscobel Road, St Leonards, this stylish abode offers a blend of original features, modern conveniences, excellent views and communal gardens.

**Period character:** From original fireplaces, high ceilings and well proportioned rooms throughout, this home is brimming with historical details that add a touch of timeless elegance.

**Modern conversion:** Seamlessly integrated modern features ensure comfortable living. From the well-equipped kitchen perfect for culinary creations and a stylish bathroom designed for relaxation.

**Two well-proportioned bedrooms:** Each bedroom provides a peaceful haven, ideal for a couple, a small family, or creating a dedicated home office.

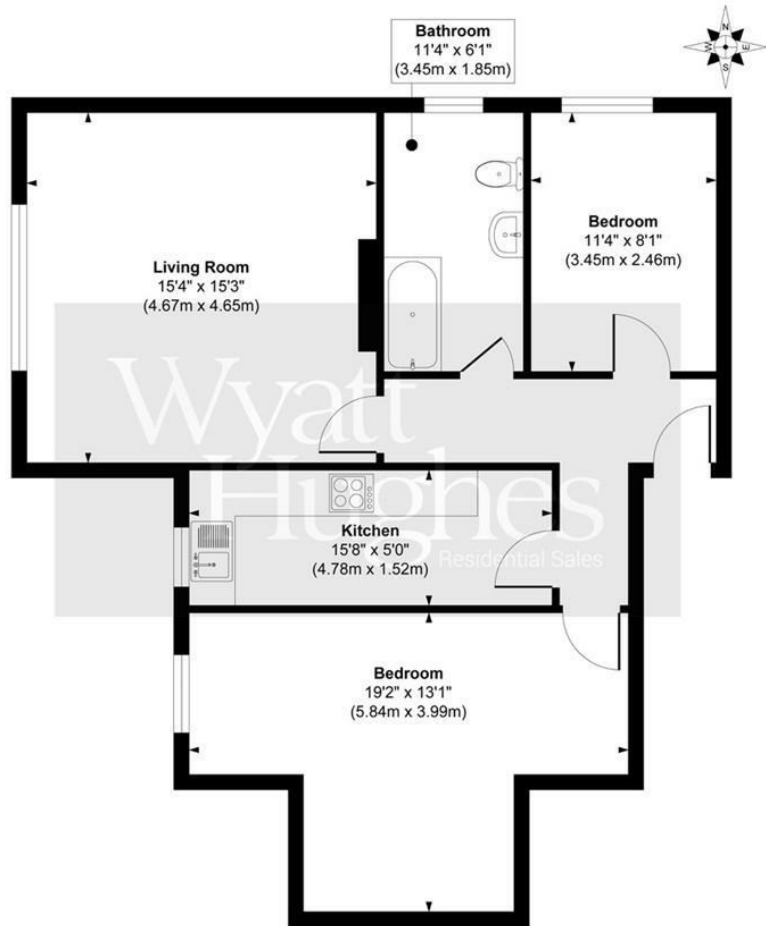
**Embrace the sort-after location;** Situated on the desirable Boscobel Road, you'll be surrounded by beautiful period properties and within walking distance of St Leonards Gardens and the seafront. Explore independent shops, charming cafes, and a vibrant cultural scene right on your doorstep.

**Sea and town at your fingertips:** While nestled in a charming residential area, you'll still be close to the beach and St.Leonard's center, offering a perfect blend of tranquility and access to amenities.

**Well-connected:** Convenient public transport links allow you to explore St.Leonards's and beyond with ease.

- SET WITHIN A PERIOD CONVERSION WITH GREAT VIEWS
- 999 YEAR LEASE FROM 2004
- £1,552 SERVICE CHARGE PER ANNUM
- CHAIN FREE
- TWO BEDROOMS
- SHARE OF FREEHOLD
- COUNCIL TAX A
- £0 GROUND RENT
- COMMUNAL GARDENS
- EPC C

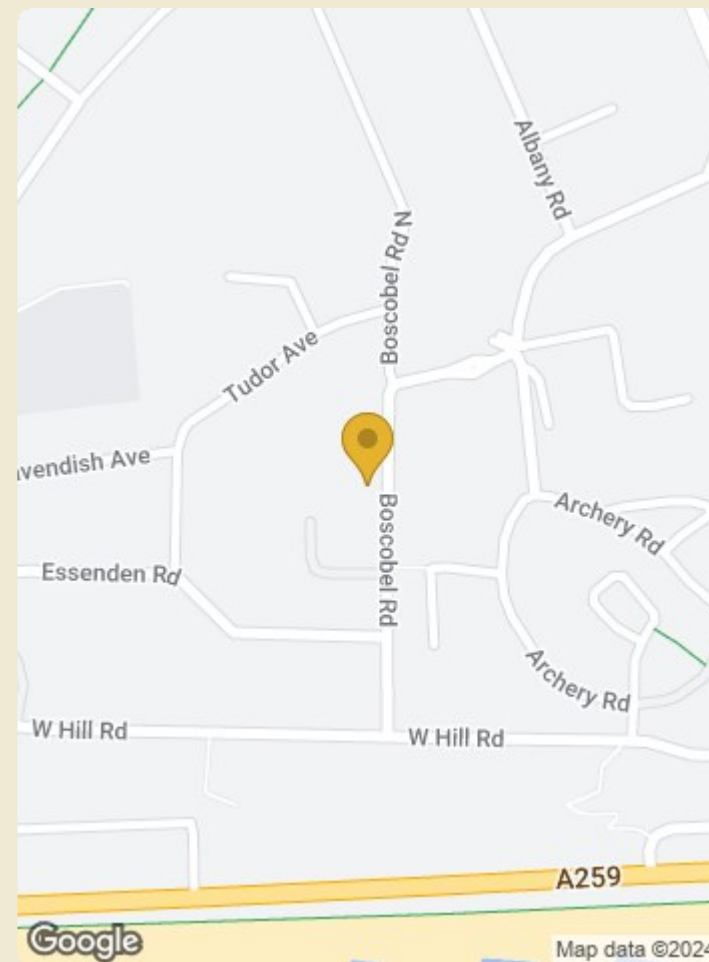




Third Floor

Approx. Gross Internal Floor Area 778 sq. ft / 72.27 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 <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

18 Grand Parade, Hastings, East Sussex, TN37 6DN

Tel: 01424 423110

Email: sales@wyatthughes.co.uk

www.wyatthughes.co.uk



