



Wyatt  
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Residential Sales

**Norman Road**  
**St. Leonards-On-Sea, TN38 0EJ**  
**£250,000 Leasehold**

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## Norman Road, St. Leonards-On-Sea, TN38 0EJ

Set in the heart of the busy and boutique area of St. Leonards, surrounded by vibrant shops, cosy bars and a short distance to the sea, welcome to Norman road.

Looking for more room? This two bedroom split level home, has views over the sea from both bedrooms, with access to the large and spacious bathroom with bath and shower. Heading downstairs you have a open-plan space with living, dining and kitchen area, double doors lead out to the private south facing garden area.

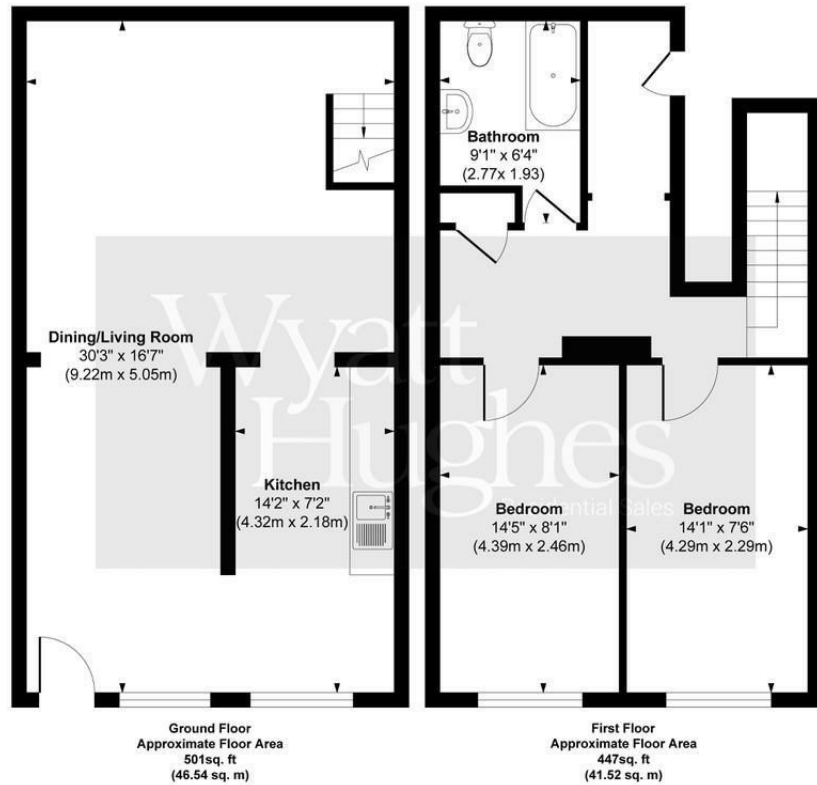
Looking for a move to central St. Leonards? Norman road is packed with things to do including the popular Kino Theatre or a trip to Tommy's Pizza. Around the corner in London road you will find access to more shops that include convenient stores, hairdressers, bakers and a post office. Warrior Square Train Station is also a short distance away with direct trains to London in under 2 hours.

Want to be close to the sea? A short stroll will lead you to the seafront with access to the beach, Warrior Square Gardens, seafront restaurants including Goat's Ledge and further along is access onto Hastings Pier.

This property is being sold as chain-free, so do not miss your chance to secure a home in this popular area, with your local agents Wyatt Hughes.

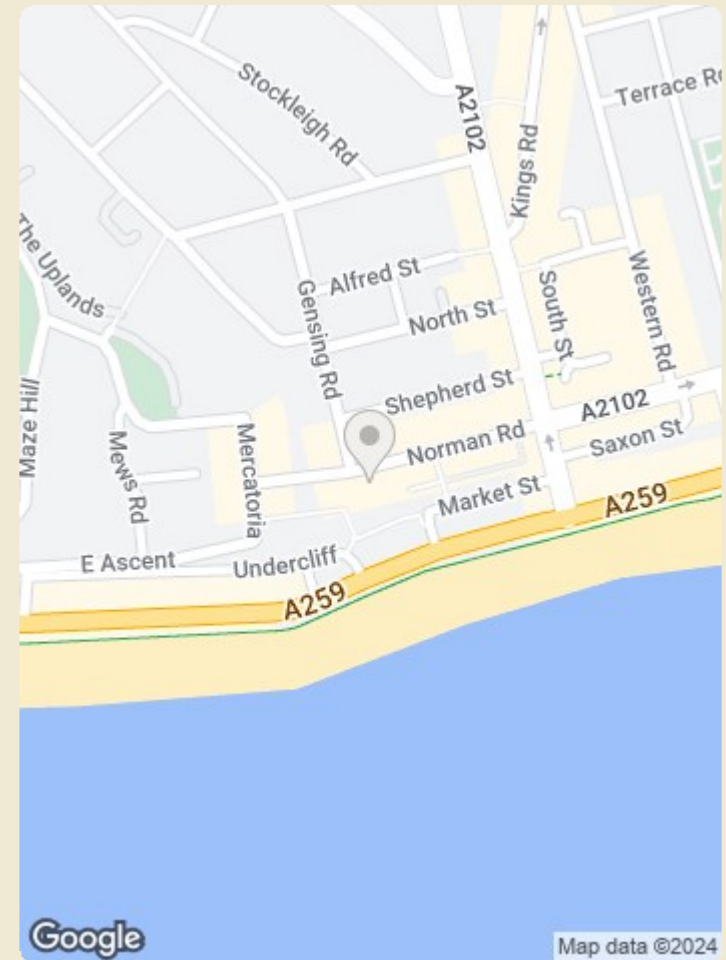
- Two Bedroom Maisonette
- Sea Views
- Open-Planned
- As And When Service Charge
- £10/year ground rent
- Split Level
- Garden
- 99 years remaining on the lease
- Council Tax Band A
- EPC D





**Approx. Gross Internal Floor Area 948 sq. ft / 88.07 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



Energy Efficiency Rating		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) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			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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