



Wyatt  
Hughes  
Residential Sales

**Church Road  
St. Leonards-On-Sea, TN37 6EF**

**Offers in excess of £160,000 Leasehold**

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Hughes  
Residential Sales

## Church Road, St. Leonards-On-Sea, TN37 6EF

Are looking for your first home? Perhaps you are keen to upsize or downsize? Maybe you are looking for a buy to let opportunity? This listing in Church road will tick a lot of boxes.

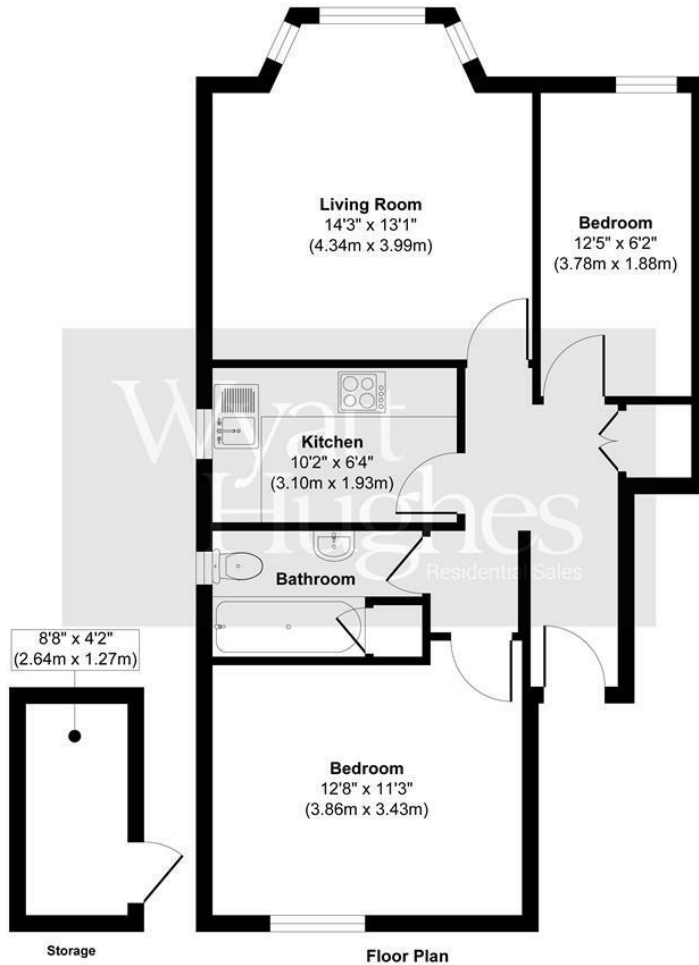
Church road is conveniently positioned a short walk away from the local Warrior Square train station which has direct links to London stations in under 90 minutes. It is just up from the main St. Leonards seafront area, with pleasant seaside walks and a variety of local shops and restaurants including 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 first floor, with a lovely big and bright lounge area, two bedrooms, separate kitchen and bathroom, with bath and shower.

We love how bright this home is, especially in the lounge area, with plenty of room for furnishings throughout. Additionally, you have a glimpse of the sea through the big windows in the living room. Another added bonus is a separate store room area, just outside the home.

- Two Bedrooms
- Popular Road
- Leasehold
- Council Tax A
- £0 Ground Rent
- Close To Train Station
- Bay-Fronted Living Room
- EPC C
- 180 Year Lease From 2004
- £1,233 Service Charge Per Annum





**Approx. Gross Internal Floor Area 589 sq. ft / 54.71 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 | 72   | <b>England &amp; Wales</b>                                      |
|   |                         | 79   | 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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