



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

**£199,950 Leasehold**

**Wyatt  
Hughes**  
Residential Sales

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

**\*\* SOLD PRIOR TO PRESS \*\***

Unveiling Your Secret Garden Escape: Charming 1/2-bedroom Lower Ground Flat.

This enchanting one-bedroom lower ground flat offers a tranquil retreat, complete with your own private haven – a blossoming garden. Step inside and discover a world of comfort and character, ideal for first time buyers or investors.

Immerse yourself in the charm:

**Sun-drenched living space:** An open-plan design allows natural light to flow freely, creating a bright and airy atmosphere. Relax on the comfortable sofa, cook delicious meals in the well-equipped kitchen, and enjoy seamless indoor-outdoor living.

**Private garden:** Your leafy oasis awaits! Imagine balmy evenings spent barbecuing with friends, lazy afternoons reading under the sun, or quiet mornings sipping coffee surrounded by nature. This space adds an undeniable touch of magic to your city living.

**Additional features:** Modern bath and shower unit, large hallway entrance, which is perfect for storage.

Beyond the tranquility:

**Convenient location:** Situated a short distance away from Warrior Square Train Station, with direct links to London terminals in 90 minutes and the variety of local stores on offer in Kings road, such as coffee houses and eateries.  
**Peace and quiet:** Enjoy the serenity of lower ground living, tucked away from the noise of the street while still being part of the upbeat St. Leonards lifestyle.

**Low maintenance living:** Ideal for busy individuals who appreciate a manageable space with the added benefit of a private outdoor area.

Broadband (estimated speeds)

Standard 15 mbps

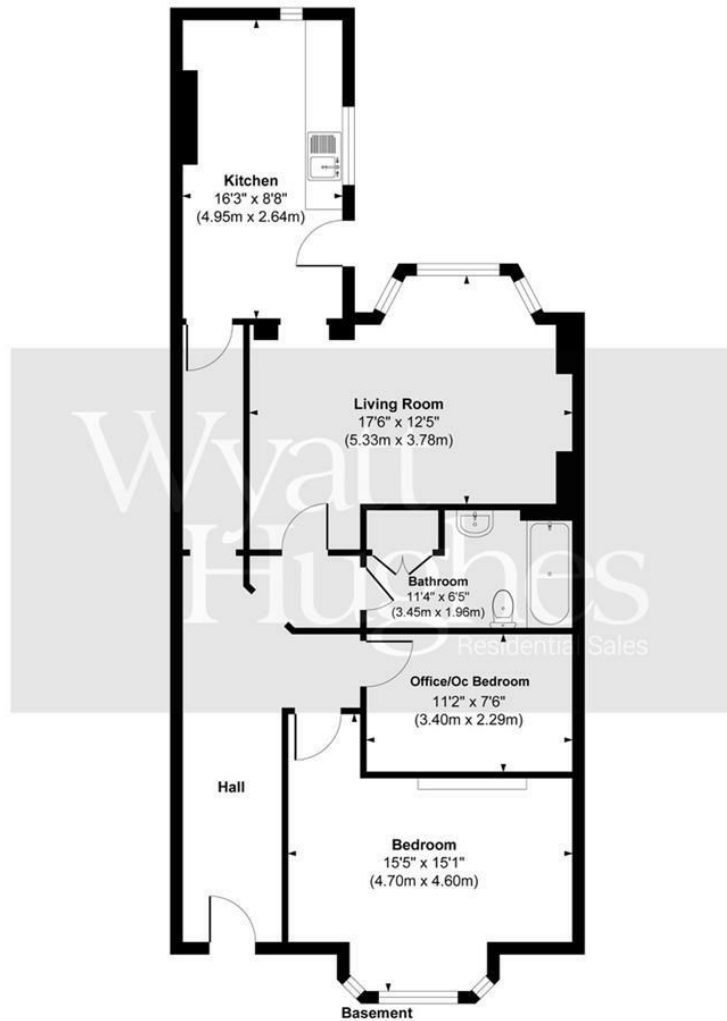
Superfast 80 mbps

Ultrafast 1000 mbps

Interested in viewing? Contact your local agent Wyatt Hughes today.

- EPC C
- 891 SQ FT
- CHAIN FREE
- SERVICE CHARGE £150PA
- £40PA GROUND RENT
- COUNCIL TAX A
- 125 YEAR LEASE FROM 1987
- PRIVATE SOUTH FACING GARDEN
- HIGH CEILINGS
- POPULAR LOCATION





**Approx. Gross Internal Floor Area 891 sq. ft / 82.77 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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