



Wyatt
Hughes
Residential Sales

London Road
St. Leonards-On-Sea, TN37 6LS

£140,000 Leasehold - Share of Freehold

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

Introducing this delightful one-bedroom first-floor flat in the sought-after coastal town of St Leonards-on-Sea. With its prime location and charming character, this property presents an excellent opportunity for professionals, couples, or first-time buyers seeking a peaceful and convenient place to call home.

Upon entering the flat, you are welcomed into a bright and spacious dual aspect living area, perfect for both relaxing and entertaining. Boasting large windows, this room allows an abundance of natural light to illuminate the space, creating a warm and inviting ambiance throughout.

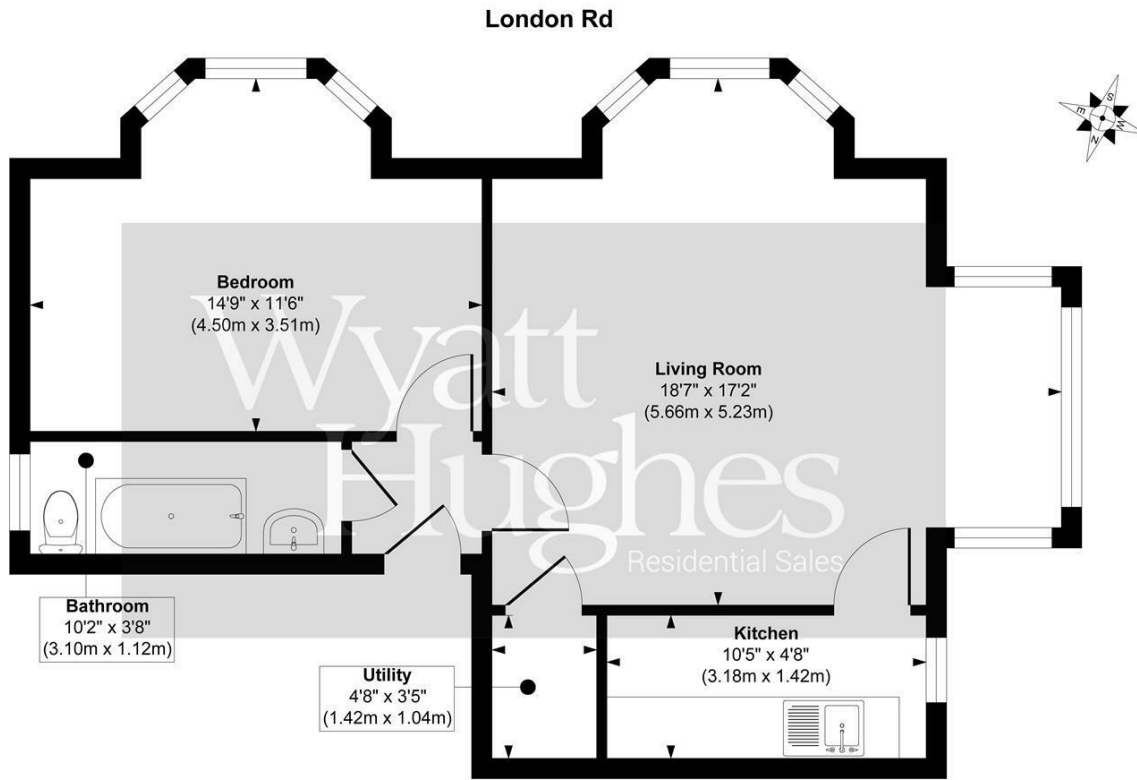
The modern fitted compact but functional kitchen, situated off of the living area, providing an ideal space to cook up culinary delights.

The bedroom offers a serene retreat complete with ample space for a comfortable double bed, and further benefits from large windows overlooking the surrounding area, ensuring a peaceful night's sleep.

Additionally, this flat benefits from gas central heating, ensuring warmth and comfort throughout the year, while double glazing keeps the property energy efficient.

Located in the heart of St Leonards-on-Sea, this property boasts a prime position with excellent transport links, cafes, restaurants, and shops all within easy reach. With a short stroll, you can find yourself on the stunning seafront, enjoying the picturesque views and serene coastal environment.





First Floor
Approx. Gross Internal Floor Area 530 sq. ft / 49.23 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	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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.

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