



Wyatt
Hughes
Residential Sales

**Pevensey Road
St. Leonards-On-Sea, TN38 0YE**

£215,000 Leasehold

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Welcome to Prince's House, a well positioned two bedroom garden home neatly tucked away off the popular Pevensey road.

Being down a private track allows for a quiet aspect in this purpose built block.

The main large living room area provides great space for both relaxing and dining, plus large double doors open up onto the garden, keeping it bright and airy throughout. Just off the living room is the modern and sleek kitchen with integrated dishwasher and space for a washing machine.

Two bedrooms offer plenty of space for double beds and storage, and the stylish bathroom offers a spa-bath unit.

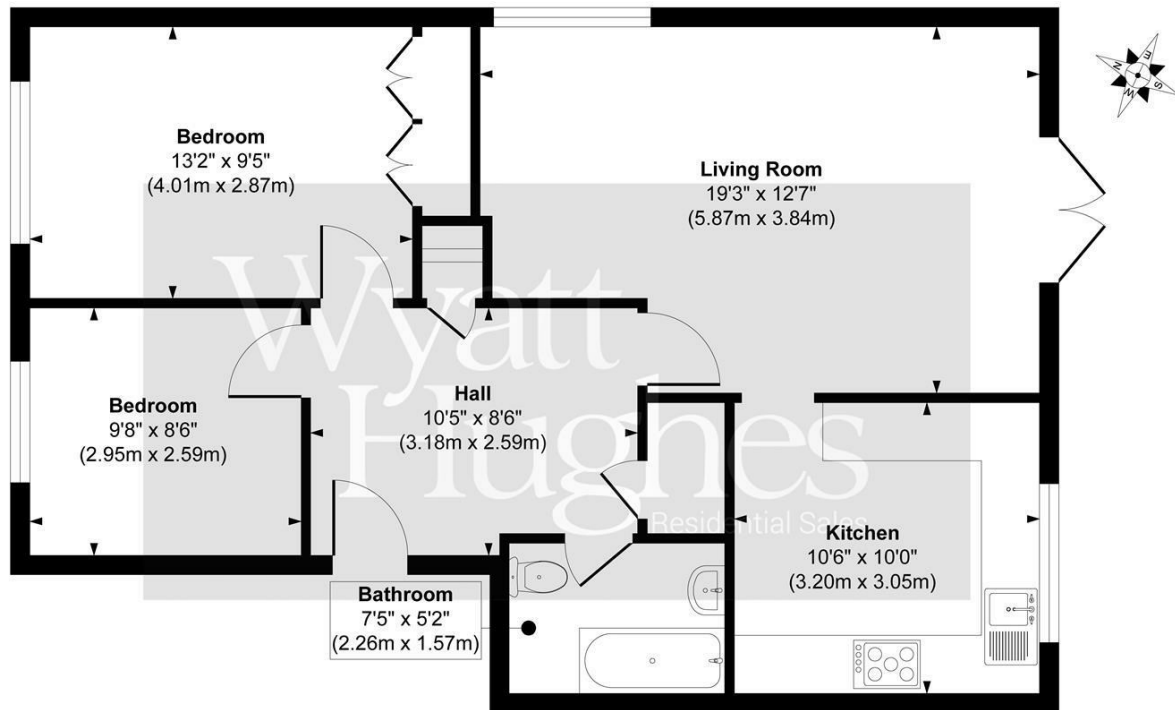
Heading outside to the garden you will find it laid with patio, an area of lawn, wooden shed and gated side access.

Being in Pevensey road, means a short walk downhill to the local Warrior Square train station, which has direct links to London terminals in under 90 minutes. Close by are the local coffee shops, eateries and restaurants in Norman and Kings Road, such as the popular BAYTE.

Reach out to your local agent Wyatt Hughes to book a viewing today.

- Leasehold
- Council Tax A
- £1000 Per Annum Service Charge
- Private Garden
- EPC D
- Two Bedrooms
- 121 Years Remaining
- £150 Ground Rent Per Annum
- Popular Road
- Spacious and Bright Throughout





Floor Plan

Approx. Gross Internal Floor Area 717 sq. ft / 66.61 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	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ 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

