



Wyatt
Hughes

Rymill Road
St. Leonards-On-Sea, East Sussex TN38 9EF

£210,000 Leasehold

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Residential Sales

Rymill Road, St. Leonards-On-Sea, East Sussex TN38 9EF

A fantastic opportunity has become available to purchase this purpose-built, two-bedroom ground floor flat in St Leonards. Benefiting from its own private entrance, the property boasts a light and spacious reception room by day. By night, it transforms into a warm and cosy living room thanks to its beautiful fireplace.

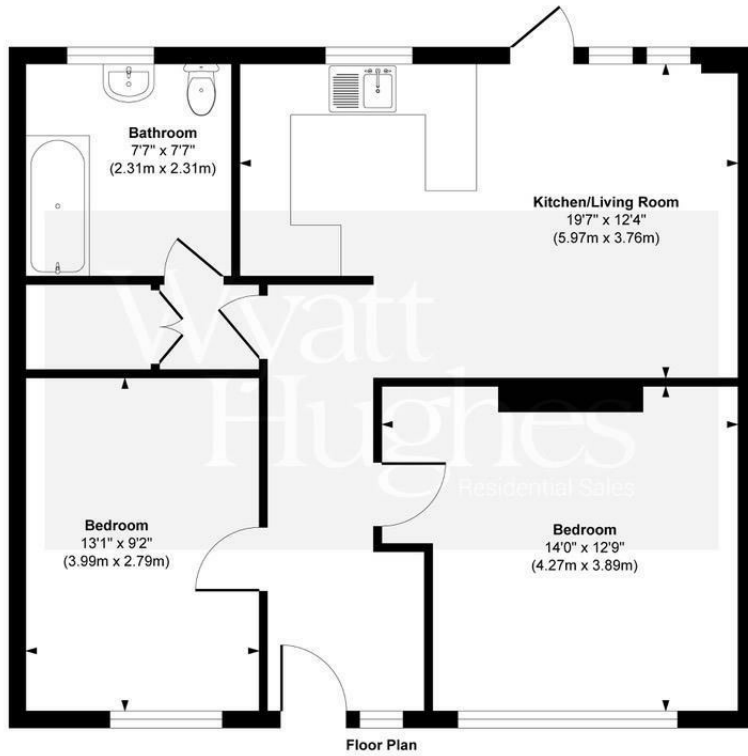
Located off the main hallway towards the rear of the home is a modern bathroom, tastefully finished to create the perfect space to relax and unwind. The real hub of the home, however, is the open plan kitchen/dining area, which is ideally configured for entertaining. The contemporary fitted kitchen comes complete with an integrated gas stove and electric oven and has ample room for a freestanding fridge freezer.

With garden space a high priority amongst buyers at the moment, this property does not disappoint. Accessed via double doors off the dining room is a beautifully secluded private garden, complete with summerhouse. Arranged over two levels, a patio area leads up to the main garden, which is perfect for al fresco dining, get-togethers, or simply a tranquil space for a keen gardener.

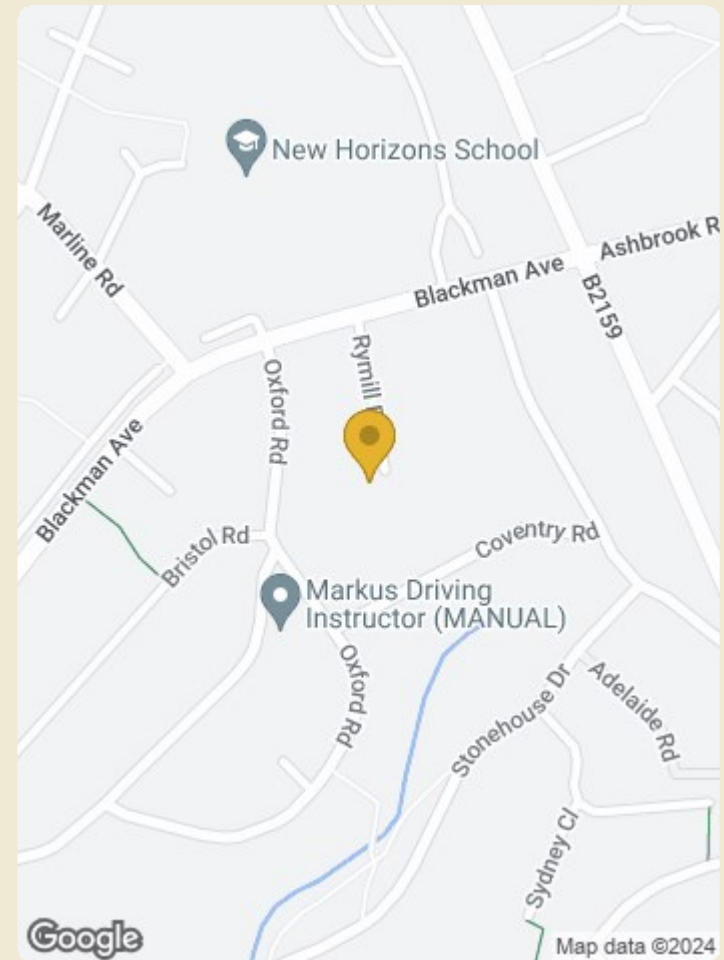
Conveniently located near to essential shops, other popular amenities, and A21 for easy access into Hastings or north towards London, this home presents a wonderful opportunity for a first-time buyer, a Buy to Let investment or a second home for those who are drawn to Hastings and all that it has to offer. Get in contact today to arrange a viewing.

- EPC D
- Leasehold
- Two Bedrooms
- Private Garden
- Ground Floor
- Council Tax A
- 96 Years On Lease
- £492PA To Include Service Charge And Ground Rent
- Beautifully Presented
- Private Entrance





Approx. Gross Internal Floor Area 711 sq. ft / 66.05 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



| Energy Efficiency Rating | | Current | Potential | 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.



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