



Stockleigh Road
St. Leonards-On-Sea, TN38 0JP
£169,000 Leasehold

**Wyatt
Hughes**
Residential Sales

Stockleigh Road, St. Leonards-On-Sea, TN38 0JP

Situated in the heart of St Leonards, this delightful two-bedroom first-floor converted flat presents an excellent opportunity for both first-time buyers and investors alike. Benefitting from a prime location, the property offers convenient access to local amenities, schools, and transportation links.

Well-presented throughout, offering a comfortable and inviting living space with one double and one single/occasional bedroom or office space a modern fitted kitchen with ample storage and bathroom/wc with fitted white suite.

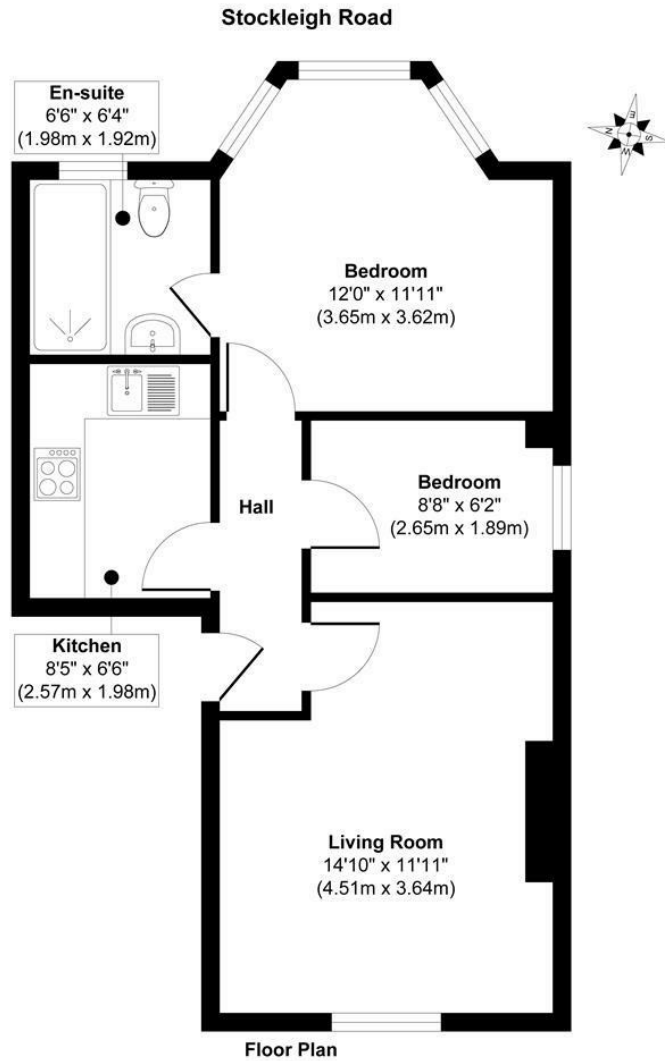
The property is being sold with vacant possession, providing flexibility for immediate occupation or rental investment.

Positioned within walking distance of the town centre, all its amenities, mainline railway station and the seafront.

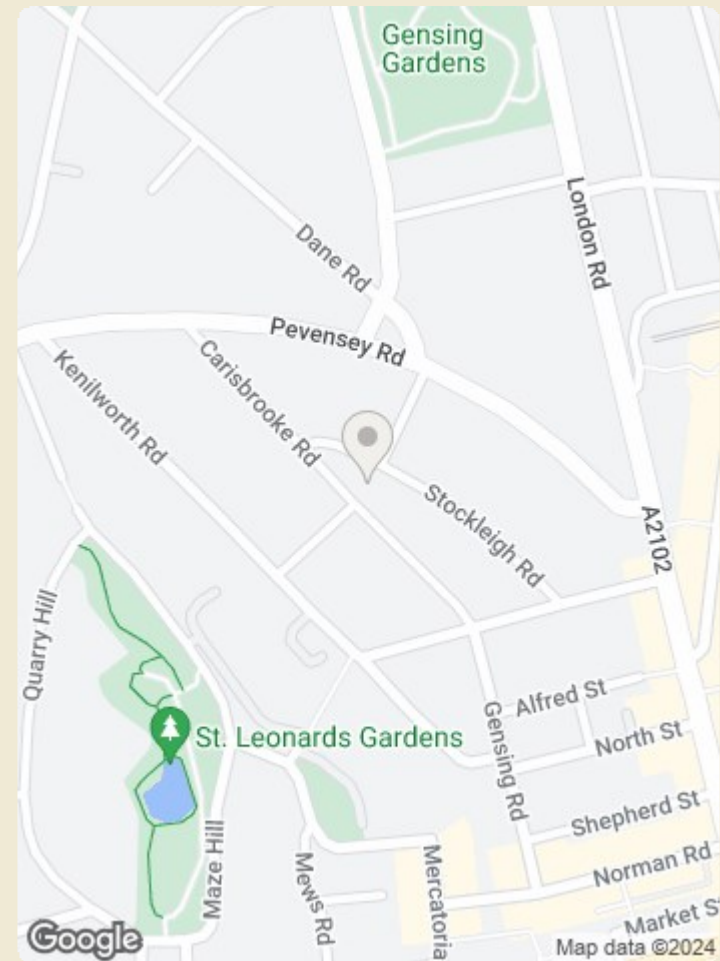
To arrange a viewing or for further enquiries, please contact the vendors sole agent Wyatt Hughes on 01424 423 110.



- Tax band A
- Annual service charge approx £1700
- First floor
- EPC tbc
- One/two bedrooms
- Well presented throughout
- Currently a 99 year lease from 2002, although the vendor has agreed to renew/extend the lease as part of the sale
- Vacant possession
- 488 sq ft



Approx. Gross Internal Floor Area 488 sq. ft / 45.34 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.

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