



**Terrace Road**  
**St. Leonards-On-Sea, TN37 6QL**  
**£60,000 Leasehold**



## Terrace Road, St. Leonards-On-Sea, TN37 6QL

This studio apartment in St. Mary's Court is ideal for a single resident looking to downsize or retire to the seaside.

Situated at the foot of Warrior Square Gardens the building is ideally positioned close to all the local amenities, seafront, mainline railway station and a wide variety of shops, restaurants and cafes.

Offering a safe and comfortable environment St Marys Court is ideal for those looking for a safe and comfortable environment to relax in with a communal residents lounge and there are 6 parking spaces available on a first come first served basis.

This home is well kept throughout, with a clean and presentable living space and kitchen area, with the added bonus of a newly equipped modern shower room.

Arrange your viewing today with your local agent Wyatt Hughes

- Studio Apartment
- Great Location
- 64 Year Lease
- £2,580 Per Annum Service Charge
- Council Tax A
- Over 60s Block
- Well Managed Block
- £0 Ground Rent
- EPC B
- Close To Seaside





**Approx. Gross Internal Floor Area 369 sq. ft / 34.28 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	83	87
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			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





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