



Wyatt
Hughes
RESIDENTIAL SALES

Eversfield Place
St. Leonards-On-Sea, East Sussex TN37 6DB
Offers in excess of £170,000 Leasehold

Wyatt
Hughes
Residential Sales

Eversfield Place, St. Leonards-On-Sea, East Sussex TN37 6DB

Welcome to Eversfield Place, St Leonards - a one bedroom top floor flat offering direct sea views across the English Channel from its privileged seafront position.

This well presented property is the perfect base for those looking for the coastal lifestyle. Ideally located opposite Hastings Pier and just moments away from an array of shops, restaurants and amenities, this flat offers a modern kitchen and bathroom, gas heating, and a comfortable bedroom.

The property is entered via a secure communal front door with stairs leading to the top floor. The living room is a bright and inviting space with windows enjoying direct views over the English Channel. The modern kitchen is laid out to one side and comprises a range of wall and base units. The bedroom is a spacious double room with ample space for storage and views to the rear. The bathroom has a contemporary white suite, comprising bath with shower over and WC.

This property offers an ideal opportunity to purchase a seafront flat in St Leonards on Sea boasting direct sea views and all the benefits of living in this popular seaside town - with a range of local amenities including shops, pubs, restaurants, cafes, galleries and cultural attractions, as well as easy access to neighbouring towns such as, Bexhill-on-Sea and Eastbourne. With its beautiful beaches, traditional fish restaurants and cafés, St Leonards is becoming increasingly popular with visitors from all over the world.

- Direct sea views
- Ground rent is £200/year
- 631 sq ft
- Lease 125 yrs from 2008
- EPC rating C
- One double bedroom
- Modern fitted kitchen with integrated appliances
- No onward chain
- £390.44 per quarter service charge
- Tax band A



Eversfield Place

Approximate Gross Internal Area = 58.58 sq m / 631 sq ft



Ground Floor

First Floor

Illustration for identification purpose only, measurements are approximate, not to scale. © 2022



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	
		78	79			82	83

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

