



**Saxon Street**  
**St. Leonards-On-Sea, East Sussex TN37 6AG**  
**Offers in excess of £270,000 Leasehold**

**Wyatt  
Hughes**  
Residential Sales



## Saxon Street, St. Leonards-On-Sea, East Sussex TN37 6AG

Welcome to Saxon Street, St Leonards – a stunning two bedroom maisonette located in the heart of this desirable town.

This well-presented property spans two floors and offers a wealth of character features throughout. On entering the property you are welcomed into an impressive entrance hallway with stairs leading you up to the first floor. You will find two bedrooms, a modular style kitchen and spacious living room.

The kitchen is designed with modern freestanding units and has a bay window with south facing aspect allowing plenty of light to flow into the room. The living room features two large windows, flooding the space with natural light and creating a bright and airy feel. The two bedrooms are both generously sized and there is ample storage throughout the property. Main family bathroom with WC on the top floor and a shower room / WC with utility area on the first floor for added convenience.

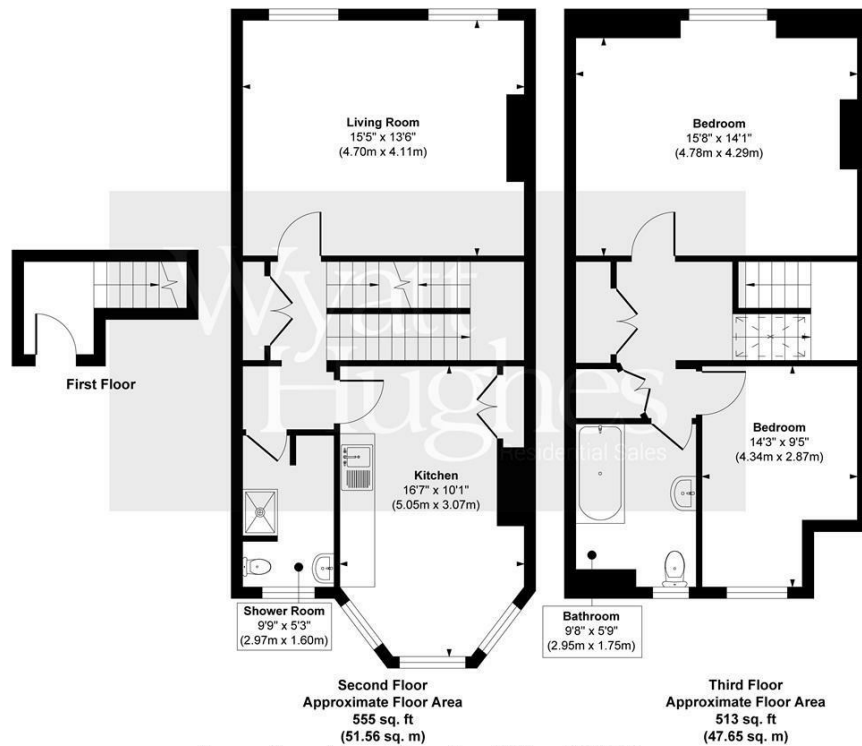
This period property also benefits from gas central heating and an array of period features throughout, such as high ceilings, original sash windows and ornate fireplaces.

Conveniently located in the heart of St Leonards-on-Sea, this property is within easy reach of local amenities and public transport links. The town is home to a host of independent shops, cafes and restaurants, as well as a variety of pubs and bars. There are also several parks in the area, providing plenty of outdoor space for leisurely walks or picnics on sunny days. For those needing to travel further afield, Hastings mainline railway station is just 2 miles away and offers regular services to London Charing Cross, London Bridge and Brighton.

With its fantastic location and range of features, this attractive maisonette is sure to be popular so don't hesitate to book your viewing today!

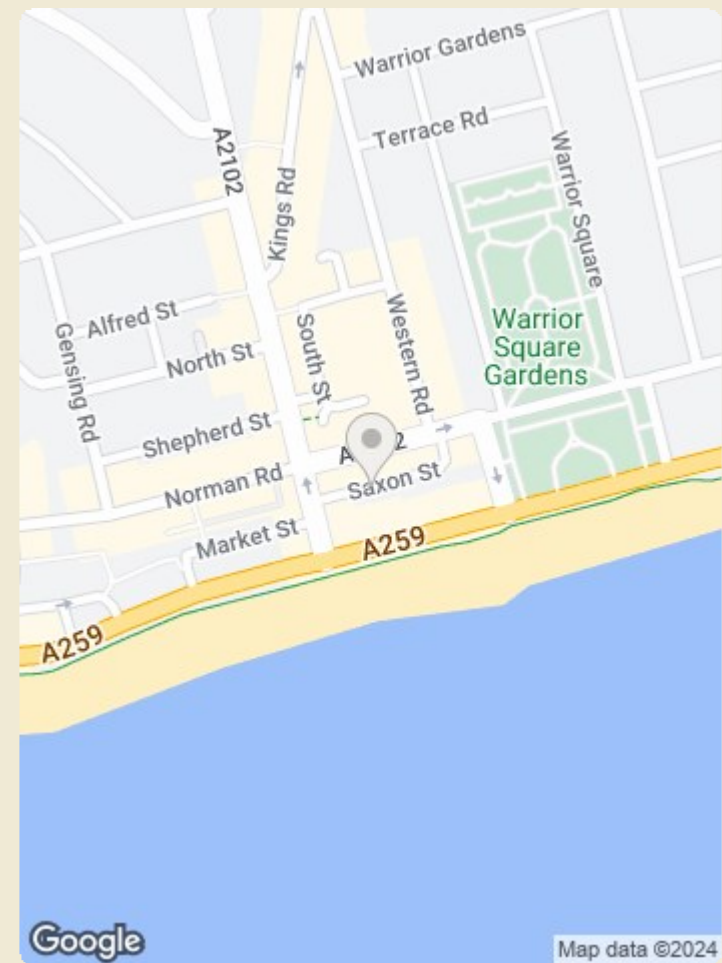
- Tax Band A
- 125 yr lease from 2015
- Two bedroom maisonette
- 1068 sq ft
- No onward chain
- £60/year ground rent
- Period features
- EPC rating D
- Service charge is 50% of annual expenditure
- Central location





**Approx. Gross Internal Floor Area 1068 sq. ft / 99.21 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		<b>England &amp; Wales</b>
			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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