



**St. Johns Road
St. Leonards-On-Sea, TN37 6JT**

£192,000 Leasehold - Share of Freehold

**Wyatt
Hughes**
Residential Sales

St. Johns Road, St. Leonards-On-Sea, TN37 6JT

Seeking a low-maintenance, conveniently located home in St Leonards? Look no further than this well-presented two-bedroom ground floor flat on St. John's Road. Offering easy access and the added benefit of a single garage, this purpose-built property is ideal for first-time buyers, downsizers, or those seeking a comfortable ground floor living arrangement.

Unwind on the ground floor:

Effortless living: Enjoy the convenience of ground floor living, eliminating the need for stairs. This layout is ideal for those seeking a comfortable and accessible home.

Two well-proportioned bedrooms: Each bedroom provides a peaceful haven, perfect for relaxation and sleep.

Beyond your front door:

St. John's Road location: Situated on a desirable street in St Leonards, you'll be close to local shops, cafes, and amenities, offering everything you need for daily life.

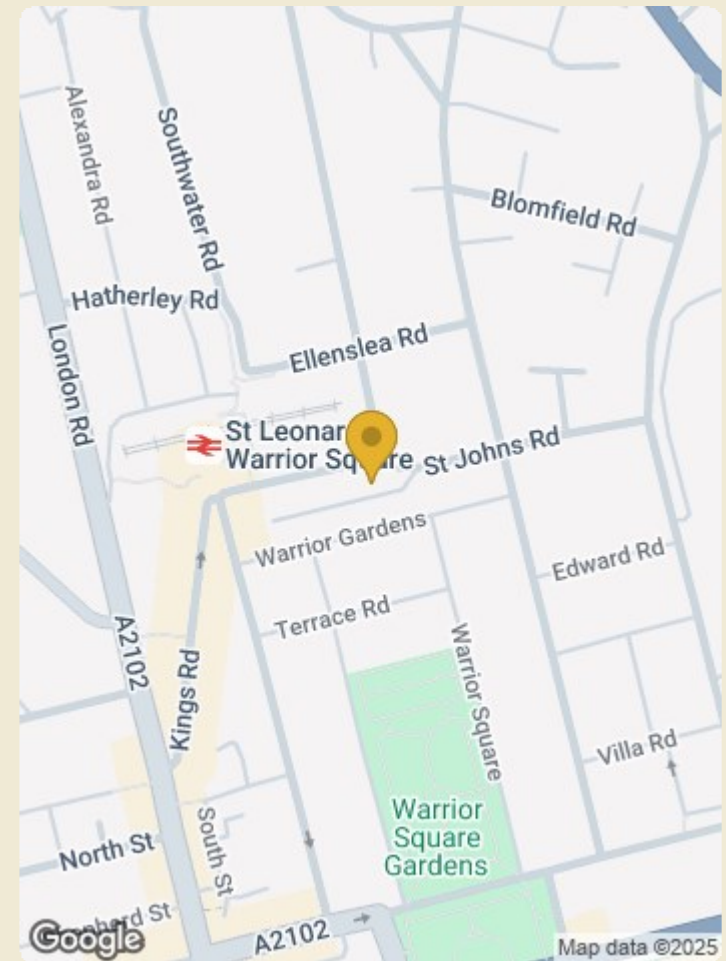
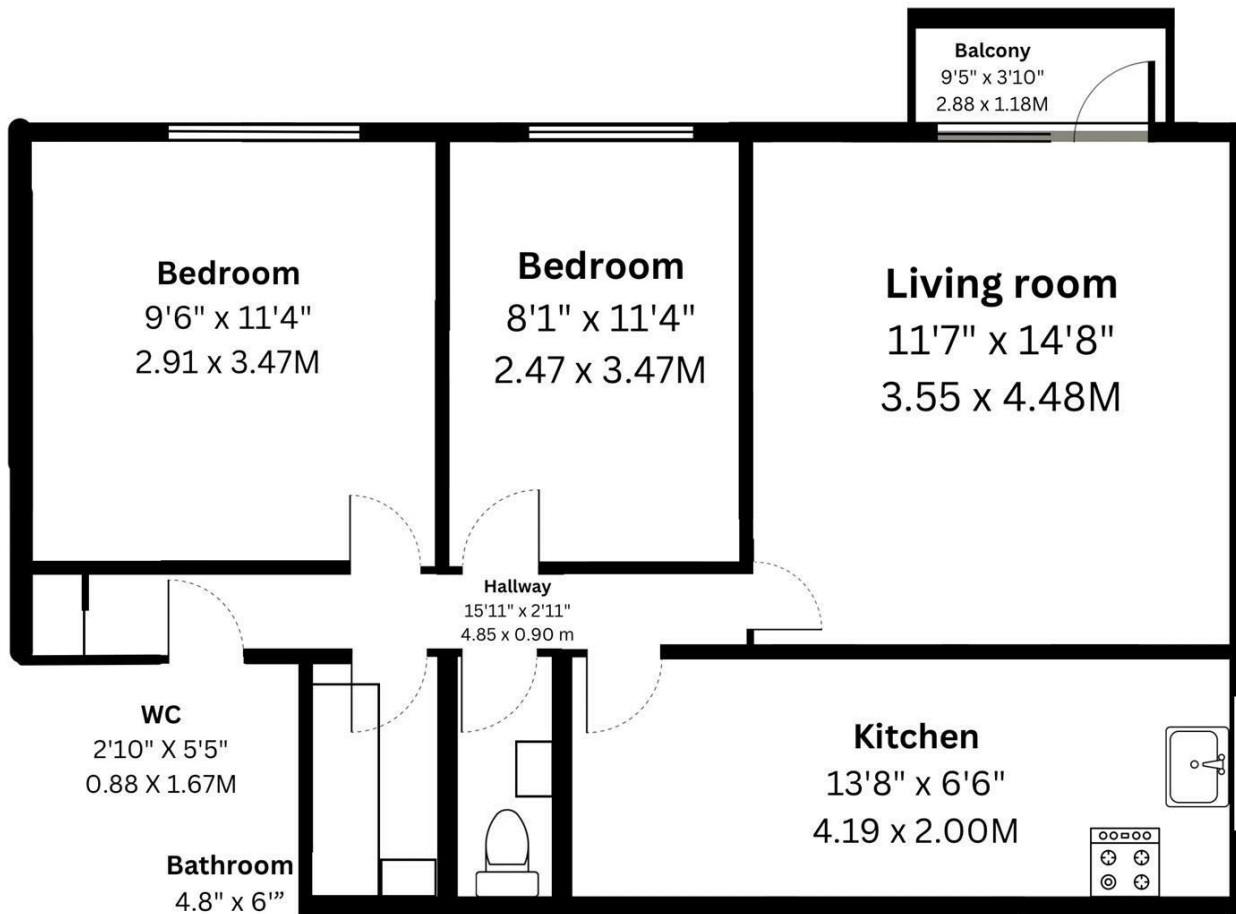
Sea and history within reach: Explore the vibrant coastline of Hastings, just a short distance away, and delve into the rich history of Hastings Old Town.

Single garage: Enjoy the peace of mind and practicality of having your own secure parking space, perfect for storing your vehicle, bicycles, or other belongings.

Call local agent Wyatt Hughes today to arrange your viewing

- EPC C
- £1,450 PER ANNUM SERVICE CHARGE
- TWO BEDROOMS
- COUNCIL TAX A
- GROUND FLOOR
- 999 YEAR LEASE FROM 2000
- £40 PER ANNUM GROUND RENT
- SINGLE GARAGE
- SHARE OF FREEHOLD
- PURPOSE BUILT





| 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 | 70 | 76 |
| | | | 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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