



Eversfield Place
St. Leonards-On-Sea, TN37 6BY

£220,000 Leasehold

**Wyatt
Hughes**
Residential Sales

Eversfield Place, St. Leonards-On-Sea, TN37 6BY

This one-bedroom ground floor flat on Eversfield Place offers an unparalleled living experience, boasting direct sea views and a convenient ground floor location.

Ground floor convenience: Enjoy the ease of single-story living, perfect for those seeking an accessible and low-maintenance home.

Sea views that captivate: Large windows bathe the living space in natural light and capture the breathtaking panorama of the English Channel. Picture yourself unwinding after a long day while the waves lull you into relaxation.

Spacious bedroom: The well-proportioned bedroom provides a tranquil retreat for rest and rejuvenation.

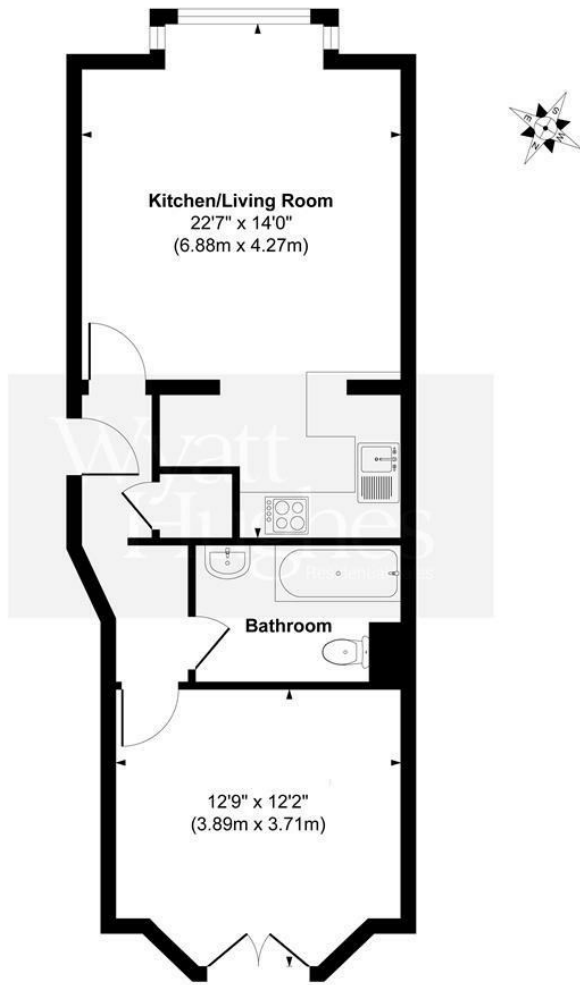
Modern conveniences: The open-plan aspect from living room to modern kitchen, allows for a great space to dine and entertain. The bathroom also benefits from under-floor heating.

Central Seafront Location; Be on the doorstep of the beach and walking distance to vibrant St. Leonards with its mixture of local bars, coffee houses and vintage stores.

Interested in this seaside home? Contact local agent Wyatt Hughes today.

- EPC D
- 156 YEAR LEASE FROM 2021
- SEA VIEWS
- SERVICE CHARGE £1500PA
- GROUND FLOOR
- LEASEHOLD
- CHAIN FREE
- COUNCIL TAX A
- £100 GROUND RENT PA
- ONE BEDROOM

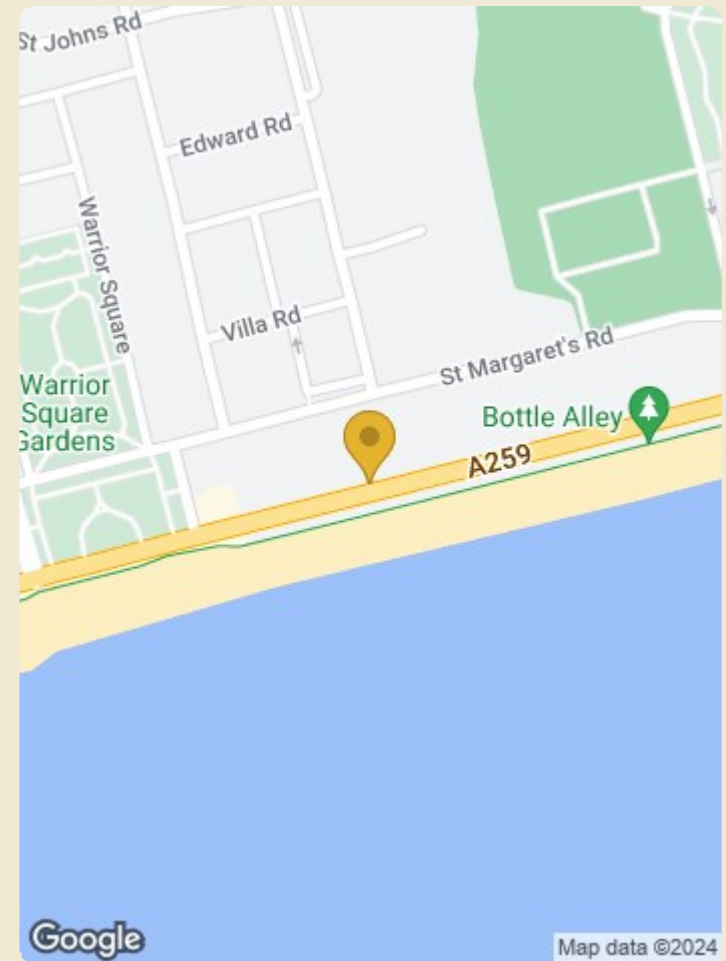




Ground Floor

Approx. Gross Internal Floor Area 530 sq. ft / 49.23 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



| 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 | |

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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