



Silchester Road
St. Leonards-On-Sea, TN38 0JB

£535,000 Freehold

Wyatt
Hughes
Residential Sales

Silchester Road, St. Leonards-On-Sea, TN38 0JB

Seeking a unique investment or a multi-generational home? This property offers the best of both worlds: This property comprises of a two-bedroom first-floor flat with rear garden, spacious three-bedroom duplex home on the second floor and a ground floor office space, all under one roof in a desirable location.

Ground floor office space(670 Sq.ft.)- Two large reception rooms, separate kitchen and W/C with access to courtyard garden. Such a versatile space to continue as an office or adaptable for multiple functions.

First Floor Flat(573 Sq.ft)- Two front facing bedrooms, separate bathroom, well proportioned living space and stairs leading to a bright kitchen. There is also access to a garden area, which is accessed from the rear of the property.

Second Floor Duplex(907 Sq.ft) Arranged over two floors and consisting of a large bright living space, separate kitchen, modern bathroom, three good sized rooms and a separate shower room.

This versatile FREEHOLD property has a range of functions and can work as an investment, bringing in multiple income streams, opportunity to transform into a residential home(subject to planning) or a live-in and work set up.

For more information and to arrange your showing, contact local agents Wyatt Hughes today.

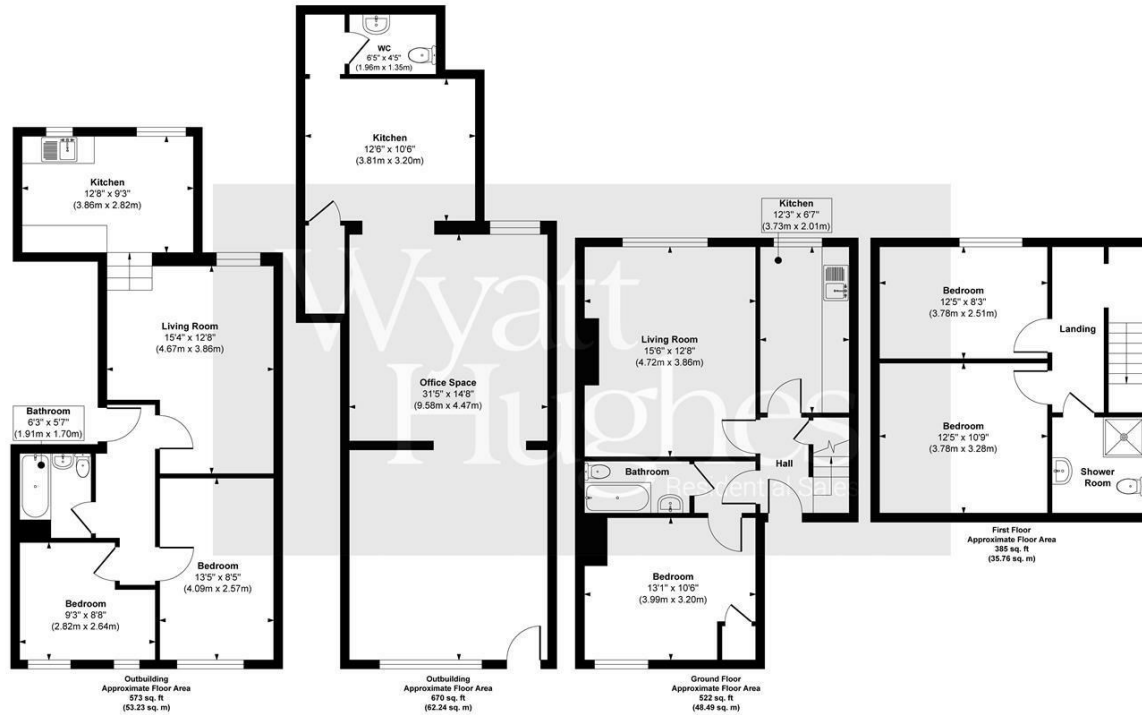
- FREEHOLD
- FIRST FLOOR TWO BEDROOM FLAT
- EPC D FOR FLAT 1 AND 2
- CENTRAL ST.LEONARDS LOCATION
- INVESTMENT OPPORTUNITY
- OFFICE SPACE WITH COURTYARD GARDEN
- TOP FLOOR DUPLEX FLAT WITH THREE BEDROOMS
- COUNCIL TAX A
- VERSATILE SPACE FOR MULTIPLE FUNCTIONS
- COURTYARD GARDEN AND SEPERATE REAR GARDEN



Flat 2

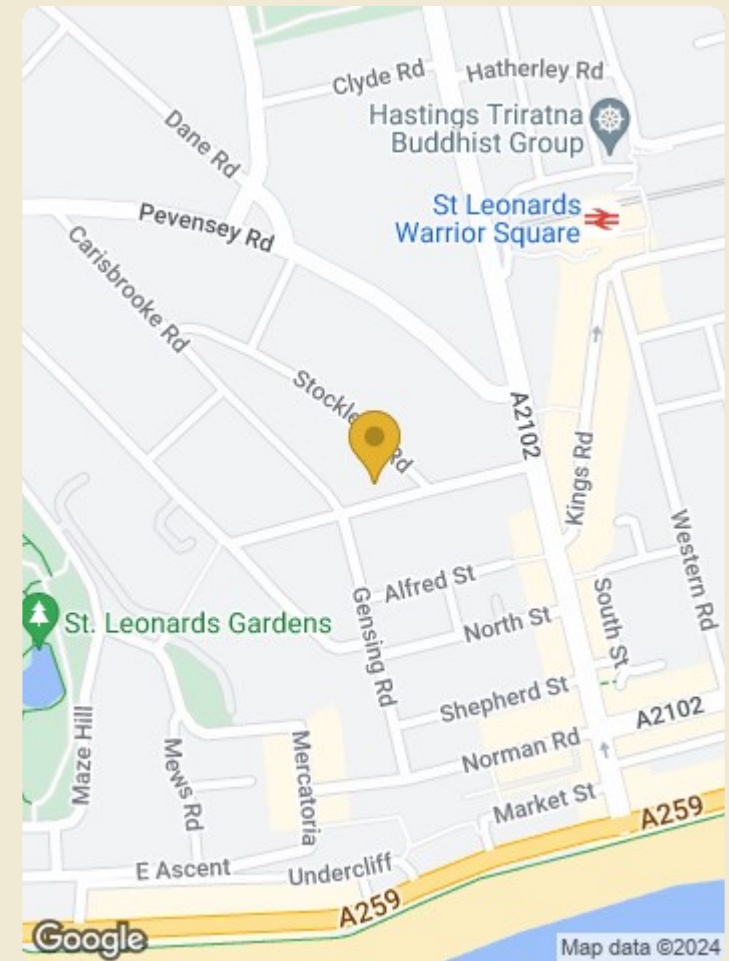
Flat 1

Flat 3



Approx. Gross Internal Floor Area 2150 sq. ft / 199.72 sq. m (Including Outbuildings)

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



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	79	England & Wales
		68	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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