



Carisbrooke Road  
St. Leonards-On-Sea, TN38 0JT

£120,000 Leasehold

Wyatt  
Hughes  
Residential Sales

## Carisbrooke Road, St. Leonards-On-Sea, TN38 0JT

Welcome to Carisbrooke Road, St. Leonards-On-Sea! This charming one-bedroom first-floor converted flat is a hidden gem waiting for the right owner to bring out its full potential. Situated in a period building with character, this property offers a fantastic opportunity for those looking to create their dream living space.

As you step inside, you are greeted by a cosy reception room that is perfect for relaxing or entertaining guests. The bedroom provides a peaceful retreat, ideal for unwinding after a long day. The bathroom offers convenience and completes the layout of this lovely flat.

Although this property requires updating, it presents a blank canvas for you to unleash your creativity and design flair. With no onward chain, the process of making this flat your own is made even smoother.

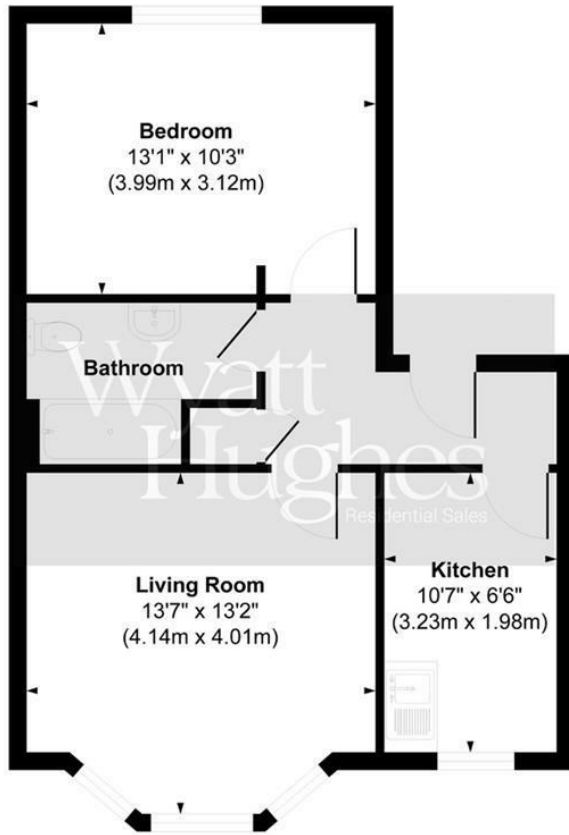
Located in central St. Leonards, you'll find yourself in a vibrant neighbourhood with a unique character. From trendy cafes to boutique shops, everything you need is just a stone's throw away. Whether you are a first-time buyer, downsizer, or investor, this flat offers endless possibilities.

Don't miss out on this fantastic opportunity to own a piece of history in a sought-after location. Embrace the charm of this period building and turn this flat into your own personal sanctuary. Contact us today to arrange a viewing and start envisioning the endless possibilities that this property has to offer.

- Tax band A
- 478 sq ft
- Zero ground rent
- EPC rating D
- One double bedroom
- Annual service charge 1/5th share of total expenditure for the building
- No onward chain
- First floor flat
- 189 year lease from 1985

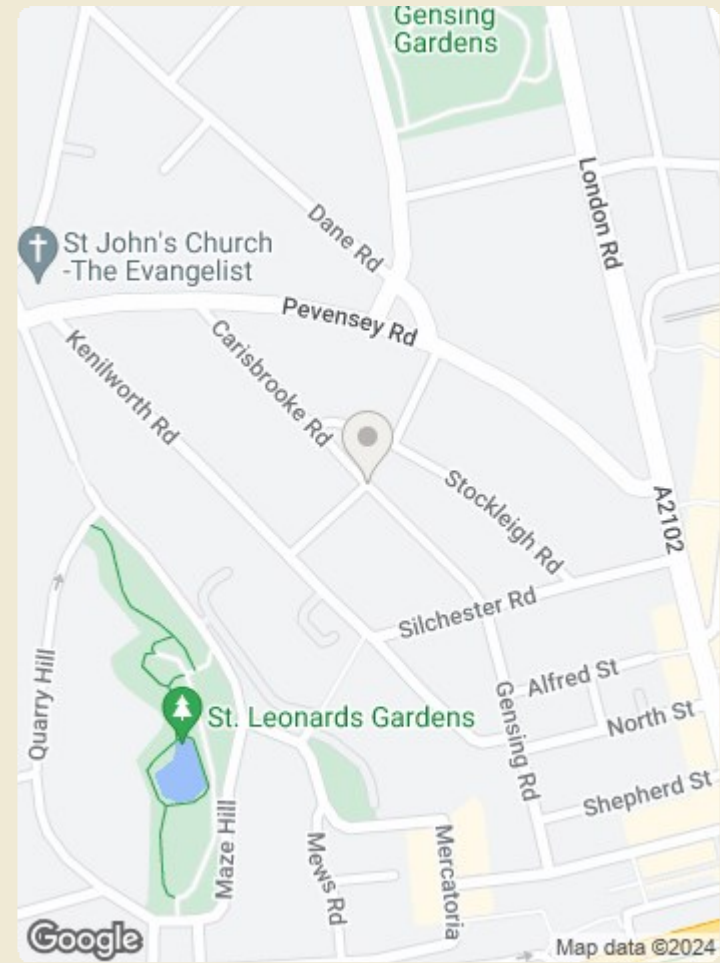


**Carisbrooke**



**First Floor**  
**Approximate Floor Area**  
**478 sq. ft**  
**(44.40 sq. m)**

**Approx. Gross Internal Floor Area 1005 sq. ft / 93.35 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>		83	(81-91) <b>B</b>
(69-80) <b>C</b>		62	(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.

