



Terrace Road  
St. Leonards-On-Sea, TN37 6BN  
£175,000 Leasehold

Wyatt  
Hughes  
Residential Sales

## Terrace Road, St. Leonards-On-Sea, TN37 6BN

Welcome to this two bedroom home set in a characterful conversion.

Looking to get your foot on the ladder? After a seaside bolthole? Keen to downsize? This would make an excellent first-time home, second costal retreat or if you are looking more manageable space.

The open-plan living/kitchen area makes having friends or relatives to visit a sociable experience, the high ceilings help with making the home feel more spacious and can easily be used for hanging artwork/photos.

The main bedroom is a comfortable double, with space for furnishings and large window, bringing in plenty of light. The second room makes an excellent bedroom or perfect if you need a space to work from.

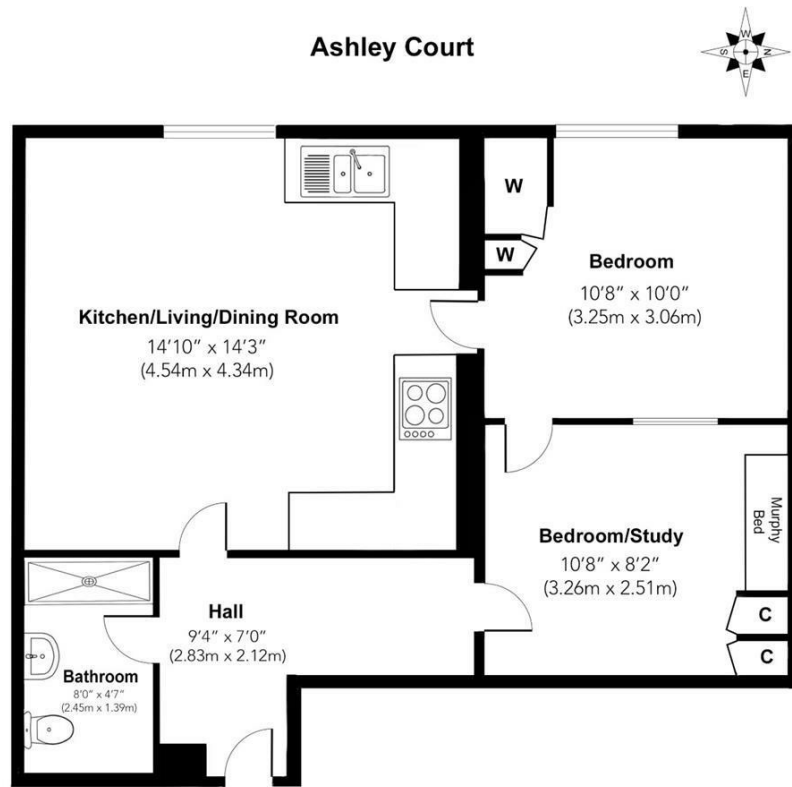
Another added benefit is the loft space, which is accessed through a pull-down ladder and has plenty of extra space for storage.

Location is key! Being moments away from St. Leonard's Warrior Square train station with links into London, making commuting into the city or further afield ideal. Keen to have the beach so close? A short walk away is the coastal walks of Leonard's seafront, beach and the large green open spaces of Warrior Gardens.

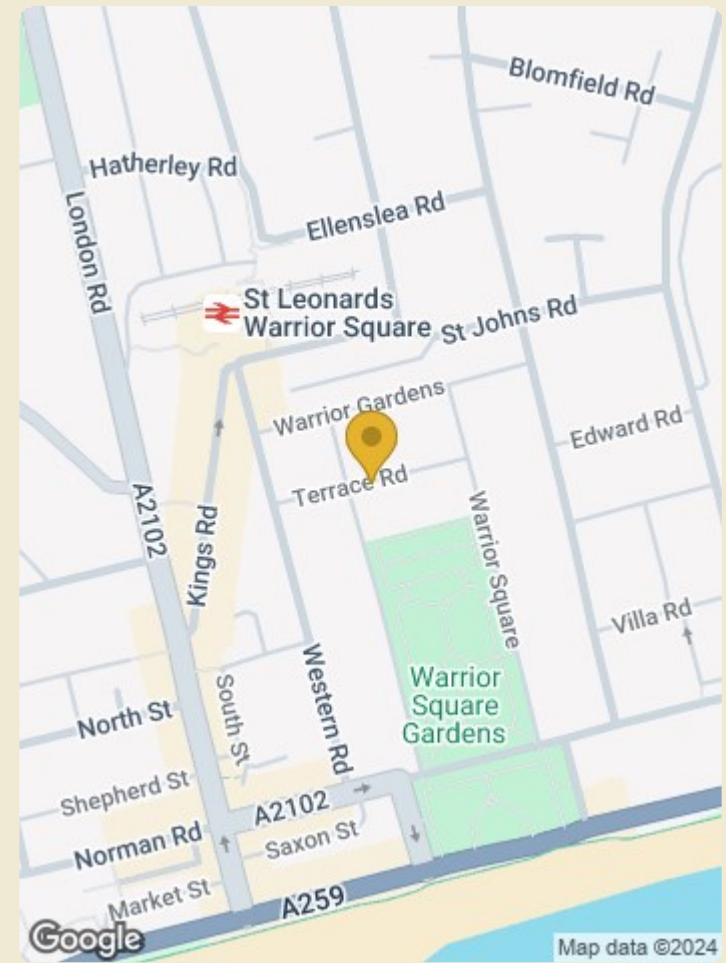
Keen for more information or to arrange your viewing contact local estate agent Wyatt Hughes.

- LEASEHOLD
- COUNCIL TAX A
- £2,262.48 SERVICE CHARGE PER ANNUM
- TWO BEDROOM HOME
- ADDITIONAL LOFT SPACE FOR STORAGE
- 189 YEAR LEASE FROM 1986
- EPC C
- £80 GROUND RENT PER ANNUM
- CHAIN FREE
- MODERN AND WELL-PRESENTED THROUGHOUT





**Approx. Gross Internal Floor Area 516 sq. ft / 48 sq m**  
Illustration for identification purposes only, measurements are approximate, not to scale.



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.

