



**Highlands Gardens**  
**St. Leonards-On-Sea, TN38 0HT**  
**£375,000 Leasehold - Share of Freehold**

**Wyatt  
Hughes**  
Residential Sales



# Highlands Gardens, St. Leonards-On-Sea, TN38 0HT

Welcome to Highlands Gardens, a fabulous Grade II Listed, three bedroom home set in a characterful and charming period conversion.

Looking for a home with space? Set over two floors, this 1956 Sq.Ft apartment offers plenty of room- from the three double bedrooms, separate living and dining rooms with family bath and additional en-suite. The main living space has an added bonus of the south-facing balcony with views over the town and the sea, perfect for a little table and chairs to enjoy summer evenings or crisp mornings.

The first floor offers your living spaces and two main double bedrooms, whilst heading upstairs there is an additional bedroom, which has the potential to be a whole separate contained space, with space for a living room, bedroom and en-suite. Ideal for teenagers, students or having the potential for an income.

The building itself is very unique having shades of castle elements with the turret style room shapes and general aesthetic.

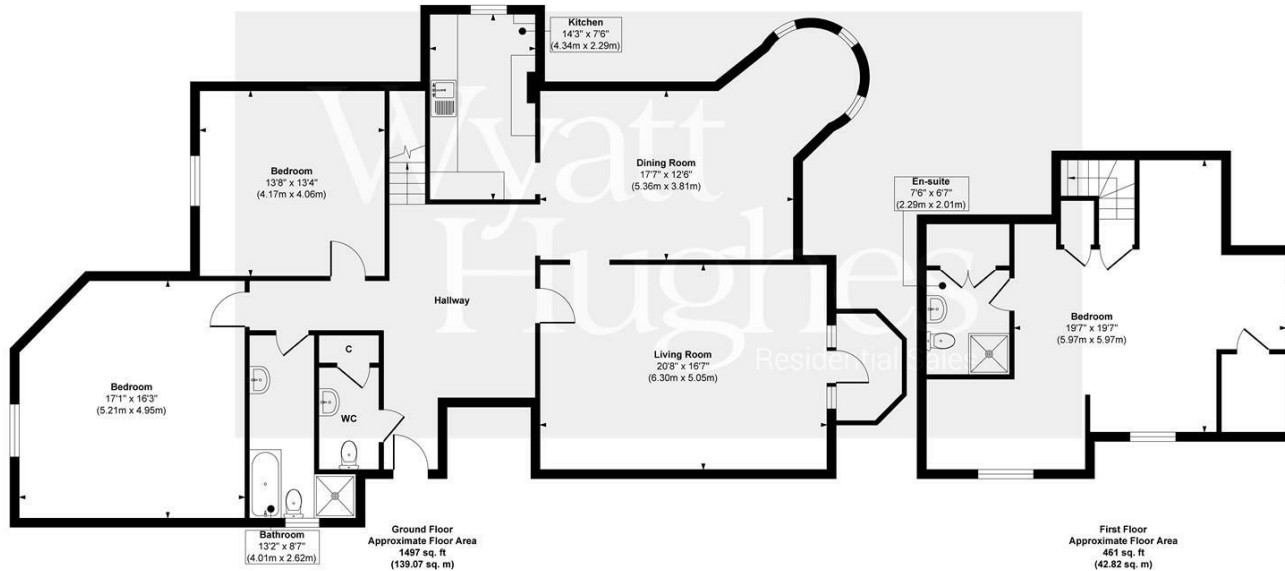
Additional benefits of the home include a private allocated parking bay and communal front gardens.

Looking for a central location? Being in West St. Leonard's means a short distance away are the seaside strolls and beaches, along with the green spaces of St. Leonard's gardens.

Keen to arrange your viewing? Or for more information contact local agent Wyatt Hughes today.

- SHARE OF FREEHOLD
- SERVICE CHARGE £5,000 PER ANNUM
- LARGE 1958 SQ.FT HOME
- 999 YEAR LEASE FROM 2001
- ALLOCATED PARKING BAY
- GRADE II LISTED APARTMENT
- GROUND RENT £14 PER ANNUM
- COUNCIL TAX C AND EPC F
- THREE BEDROOM SPLIT LEVEL HOME
- COMMUNAL GARDENS

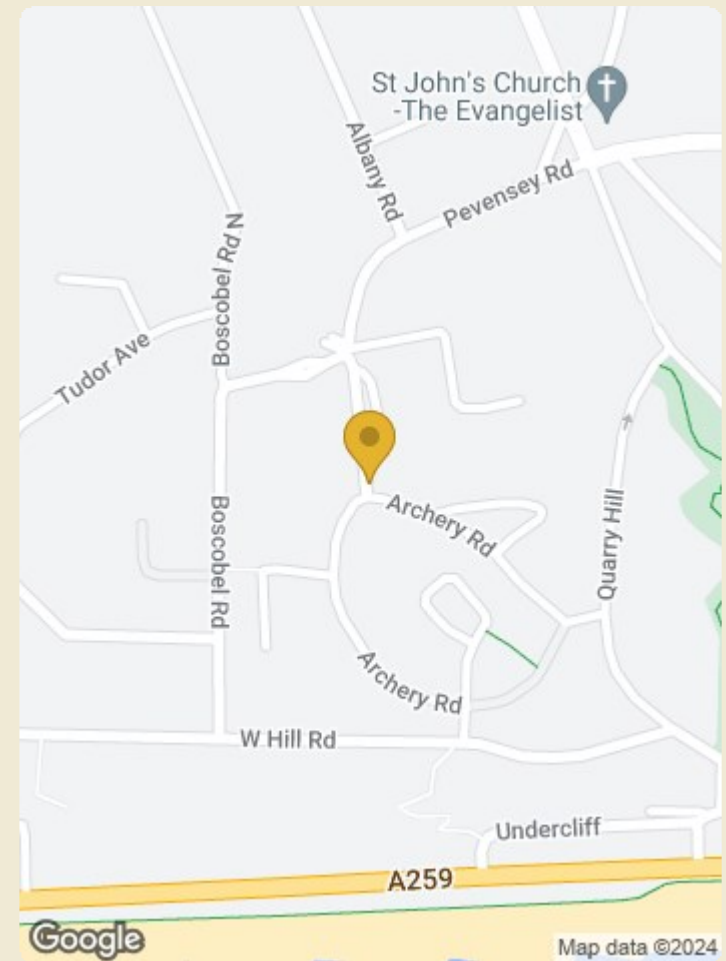




**Approx. Gross Internal Floor Area 1958 sq. ft / 181.89 sq. m**

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	Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
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(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<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.

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