



Dane Road
St. Leonards-On-Sea, TN38 0QU

£380,000 Leasehold - Share of Freehold

Wyatt
Hughes
Residential Sales

Dane Road, St. Leonards-On-Sea, TN38 0QU

This stunning two-bedroom apartment is located in a green and picturesque sought-after part of St Leonards-On-sea. It is within a short walking distance of the seafront, shops, independent coffee houses, boutique restaurants, art galleries and Warrior Square mainline station, with direct links to London and Brighton within under 90 mins. The property enjoys sea views to the rear and views of historic Markwick Terrace and Gardens to the front.

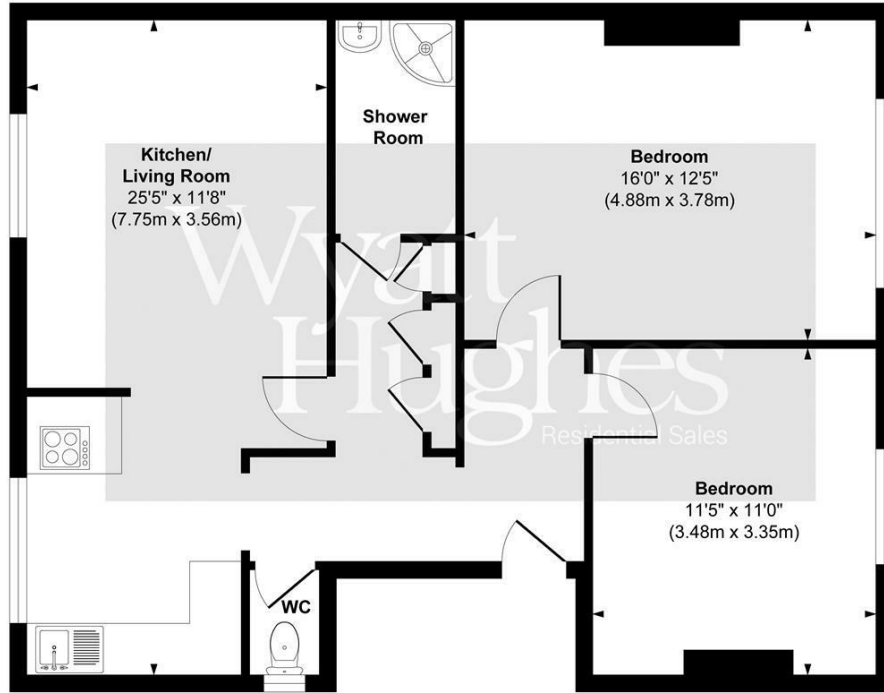
Once inside this beautiful first floor apartment, you are presented with light and spacious rooms that benefit from sizable and well-proportioned period sash windows. The property offers an open plan kitchen and spacious living area, two lovely large double bedrooms, a well-maintained bathroom with walk in shower and a separate WC as well as ample storage space for all your needs. The property enjoys its own private garden along with a large studio/office building and a fully maintained roof garden. The studio/office is fully equipped with electricity inside and out and accessible wi-fi. The property also enjoys shared front communal gardens and has an off-road parking space.

This wonderful period property provides a comfortable and inviting atmosphere for its residents and its Victorian charm and character creates a warm and welcoming ambiance.

Don't miss the opportunity to own this unique property that combines historical elegance with modern amenities.

- EPC C
- Share Of Freehold
- £150PCM Service Charge
- Two Bedroom Apartment Set Within a Stunning Victorian Conversion
- Off Road Parking Space
- Council Tax A
- 999 Year Lease From 2021
- £0 Ground Rent
- Separate Private Area of Garden with Studio/Office Building and Roof Garden
- Sought After and Convenient Location in Central St Leonards on Sea





Floor Plan

Approx. Gross Internal Floor Area 791 sq. ft / 73.48 sq. m

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		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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