



Helmsman Rise
St. Leonards-On-Sea, TN38 8BQ
£210,000 Leasehold

**Wyatt
Hughes**
Residential Sales

Helmsman Rise, St. Leonards-On-Sea, TN38 8BQ

Welcome to this charming two-bedroom flat located in the desirable residential area of Helmsman Rise, St. Leonards-On-Sea. This purpose-built property boasts a modern kitchen, perfect for whipping up delicious meals, and a lovely Juliette balcony where you can relax and enjoy the fresh sea breeze.

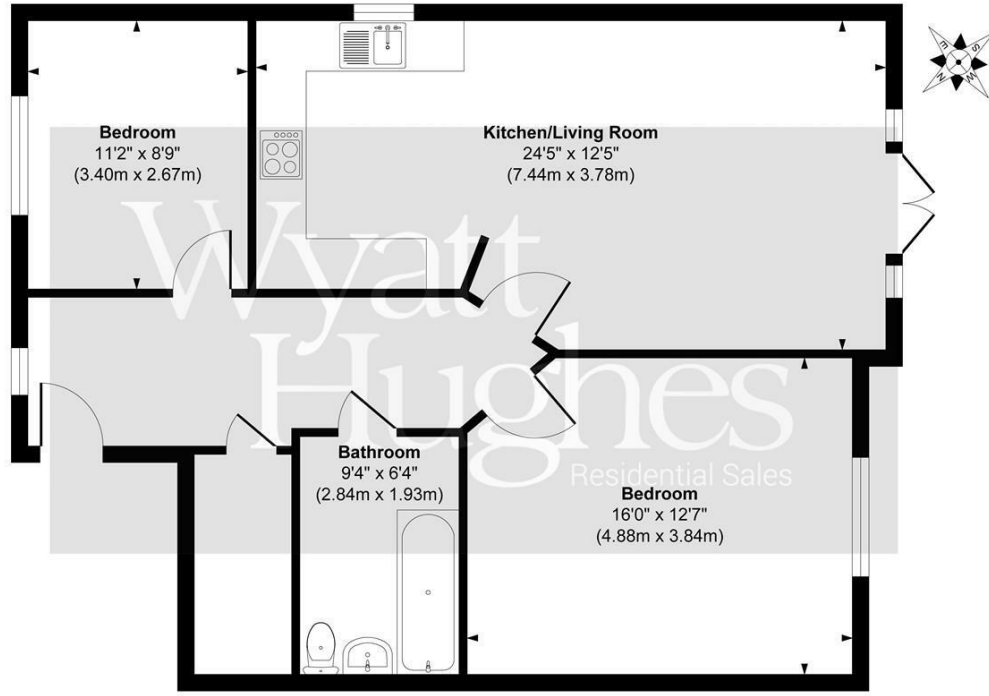
With one bathroom to cater to your needs, this flat also features a reception room, providing ample space for entertaining guests or simply unwinding after a long day. The allocated parking ensures convenience for those with vehicles, making coming home a breeze.

Nestled in a sought-after residential location, this flat offers not just a place to live, but a lifestyle. Whether you're looking for a cozy home for yourself or a smart investment opportunity, this property ticks all the boxes. Don't miss out on the chance to make this modern flat your own in this picturesque seaside town.



- 125 year lease from 2006
- 810 sq ft
- Tax band B
- Far Reaching Views
- £200 per year ground rent
- Purpose built apartment
- EPC rating C
- £1200/year approx service charge
- Allocated parking space
- Two double bedrooms





Floor Plan

Approx. Gross Internal Floor Area 810 sq. ft / 75.25 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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