



**Pevensey Road
St. Leonards-On-Sea, TN38 0LR**

£325,000 Leasehold

**Wyatt
Hughes**
Residential Sales

Pevensey Road, St. Leonards-On-Sea, TN38 0LR

Welcome to this charming apartment located on Pevensey Road in the sought-after area of St. Leonards-On-Sea. This delightful property boasts a spacious 1,288 sq ft of living space, perfect for those looking for a comfortable home in a popular location.

This home offers an opportunity for someone to put their own stamp on a home in a popular location, with two good size rooms, kitchen/dining area and living room with a fantastic open and working fire place.

One of the highlights of this property is the beautiful garden, providing a tranquil outdoor space to enjoy a morning coffee or host a summer barbecue. Additionally, the garage offers convenient parking or extra storage space, a rare find in this area.

Set within a period building, this apartment exudes character and charm, blending modern comforts with traditional features.

The location is highly desirable on Pevensey Road and within walking distance of the main St. Leonards hub, with various boutique stores, independent bars and coffee houses.

Don't miss the opportunity to make this lovely apartment your new home.

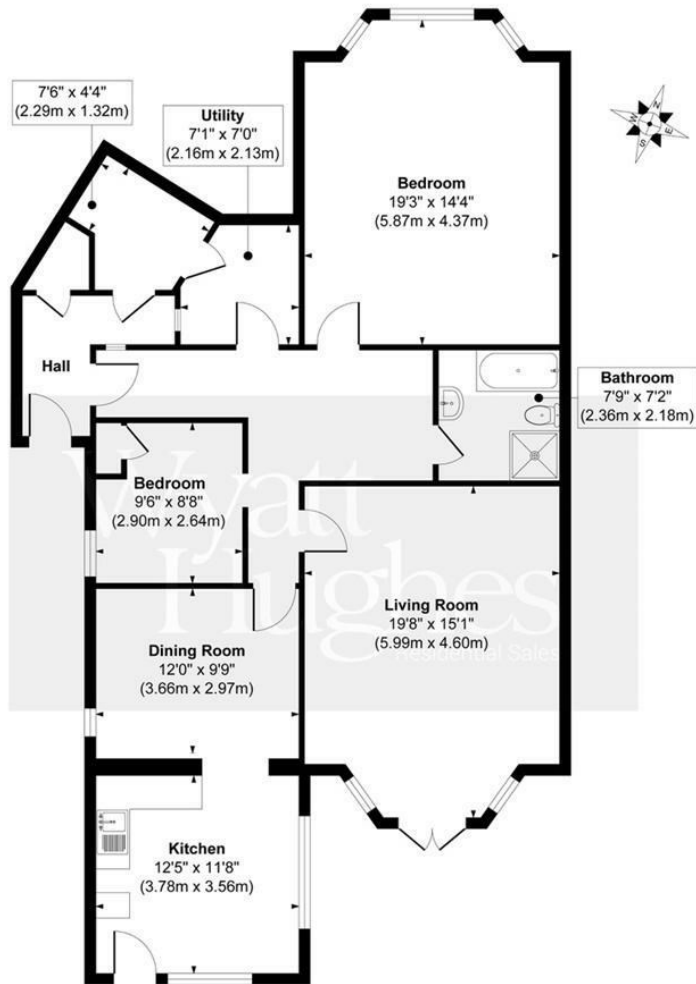
Contact local agent Wyatt Hughes to arrange your showing today.

- EPC D
- 999 YEAR LEASE FROM 2023
- £0 GROUND RENT

- GARDEN FLAT
- SINGLE GARAGE

- COUNCIL TAX A
- LEASEHOLD
- 1/4 SHARE OF MAINTANACE LAST YEARS CONTRIBUTION WAS £2,500
- TWO BEDROOMS
- SET WITHIN A BEAUTIFUL PERIOD CONVERSION PROPERTY





Floor Plan

Approx. Gross Internal Floor Area 1288 sq. ft / 119.65 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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