



**St Marys Court
St. Leonards-On-Sea, East Sussex TN37 6QL**

£160,000 Leasehold

**Wyatt
Hughes**
Residential Sales

St Marys Court, St. Leonards-On-Sea, East Sussex TN37 6QL

Ideally positioned within a delightful purpose-built apartment complex, this charming two bedroom retirement property, located on the seventh floor.

Perfectly suited to a downsizer and those in search of a more relaxed pace of life, this retirement property is exclusively available to those over 60, and is offered with vacant possession and no onward chain, plus has been totally modernised throughout and visitors parking is available.

Internally, the accommodation is well proportioned throughout. Generous-sized rooms benefit from plenty of natural light, providing a warm and welcoming feel. Entering the property, you are greeted with a spacious hallway, which is currently set up as an office space with desk and work table, there is also the addition of a built in storage cupboard. A great sized double bedroom, with built in wardrobes and separate white suite W/C.

Elsewhere, an additional bathroom with modern walk-in shower unit and a washer/dryer. You will also find a light and airy sitting room with a large window allowing for maximum light. Adjacent is the modern and slick kitchen, comprising a generous array of base- and eye-level units, integrated hob and cooker, built in fridge/freezer and dishwasher plus plenty of undercounter space. Another benefit is the large loft space, with access through the home which is ideal for further storage.

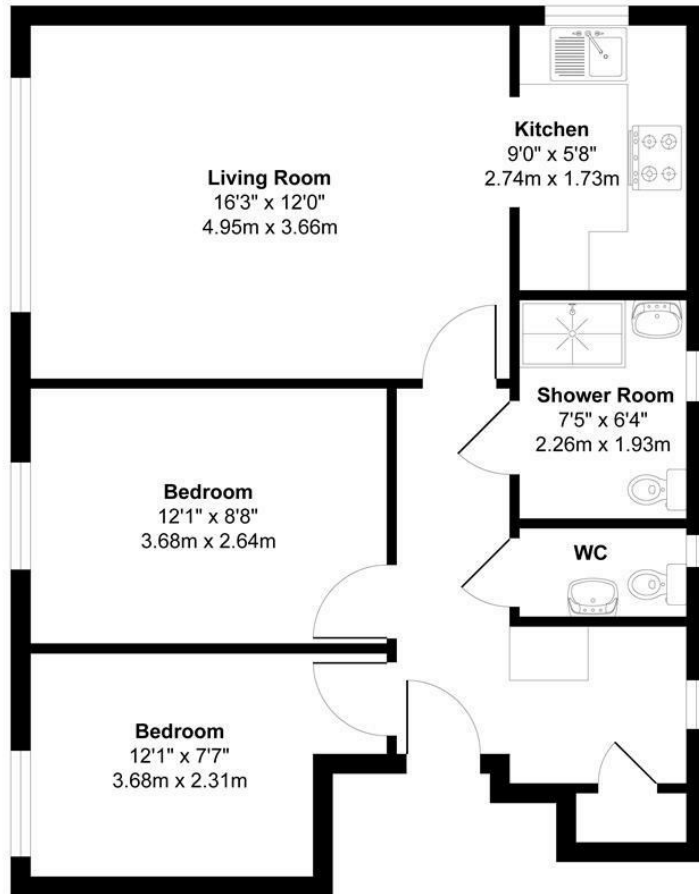
St Mary's Court enjoys excellent amenities nearby, from the seafront, recreation grounds, local church and community hall through to St Leonards Warrior Square mainline station, along with a host of independent shops and cafes.

Early viewing is highly recommended. Contact Wyatt Hughes today to book your appointment or to request further information.

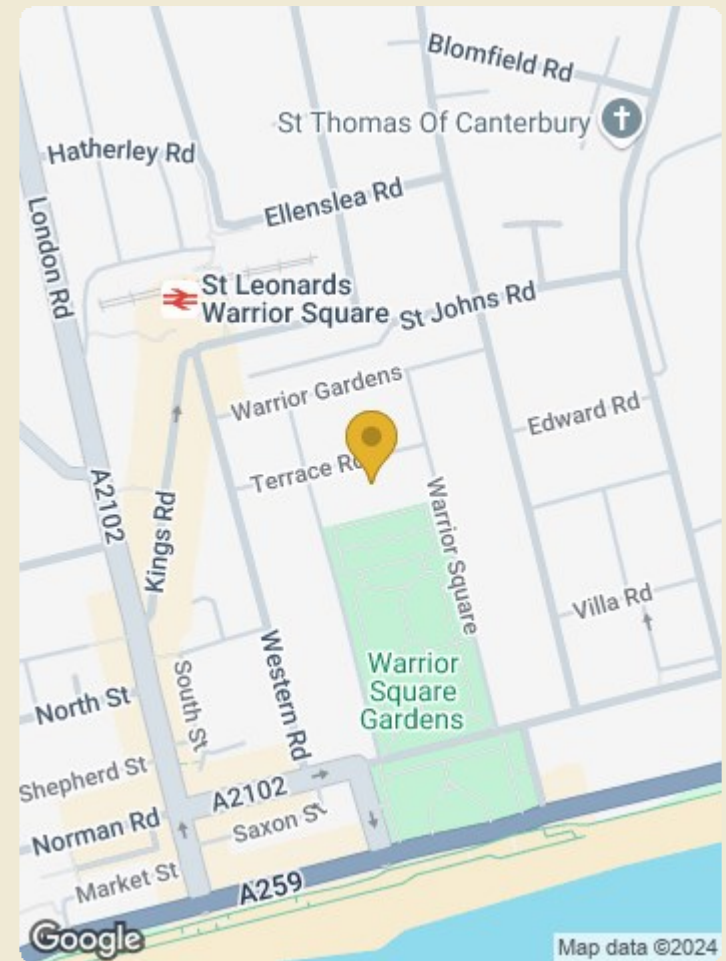
- COUNCIL TAX B
- LEASEHOLD
- £3,473PA SERVICE CHARGE
- TWO BEDROOM CHAIN FREE HOME
- OVER 60s RETIRMENT PURPOSE BUILT BLOCK
- EPC C
- 99 YEAR LEASE FROM 1988
- GROUND RENT £1 PA
- MODERN AND WELL DECORATED THROUGHOUT
- 24 HOUR CALL SYSTEM FOR RESIDENTS



Approximate Gross Internal Floor Area
604 sq. ft / 56.11 sq. m



Produced by Picpreview.co.uk



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	75	England & Wales
		69	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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