



Silchester Road  
St. Leonards-On-Sea, TN38 0JB

£329,000 Leasehold - Share of Freehold

Wyatt  
Hughes  
Residential Sales



## Silchester Road, St. Leonards-On-Sea, TN38 0JB

Welcome to Silchester road.

Are you looking for a large home in central St. Leonards? Are you looking for a sea view? Perhaps you are after a home with history? Then look no further than our listing in Silchester Road.

This home is located on the 2nd floor. As you walk in you immediately get the sense of space this home has to offer, with a large, bright and flowing stairway leading through to the rest of the home.

The high ceilings in the living room only further add to the character and charm of this home, with three large windows allowing for plenty of natural light to pour through. Heading down the hall is the spacious and newly fitted kitchen area, with ample cupboard spaces and storage options with an added bonus of a sea view. The kitchen area has to be my personal favorite spot in this home, it is so bright and looking out onto the sea, you could easily sit here for hours.

Heading down the hallway you have your three main bedrooms, two of which are doubles with plenty of space for furniture and the other a perfect guest room/study area. The newly fitted bathroom has been decorated throughout and has both a bath and shower. An added bonus is the large hallway spaces this home has to offer, which could easily work and a good place

- EPC C
- Share Of Freehold
- £150 Ground Rent
- 1000 Square Ft.
- Three Bedrooms
- Council Tax A
- 125 Year Lease From 2006
- £1200 Per Annum Service Charge
- Sea views
- Prime Central Location

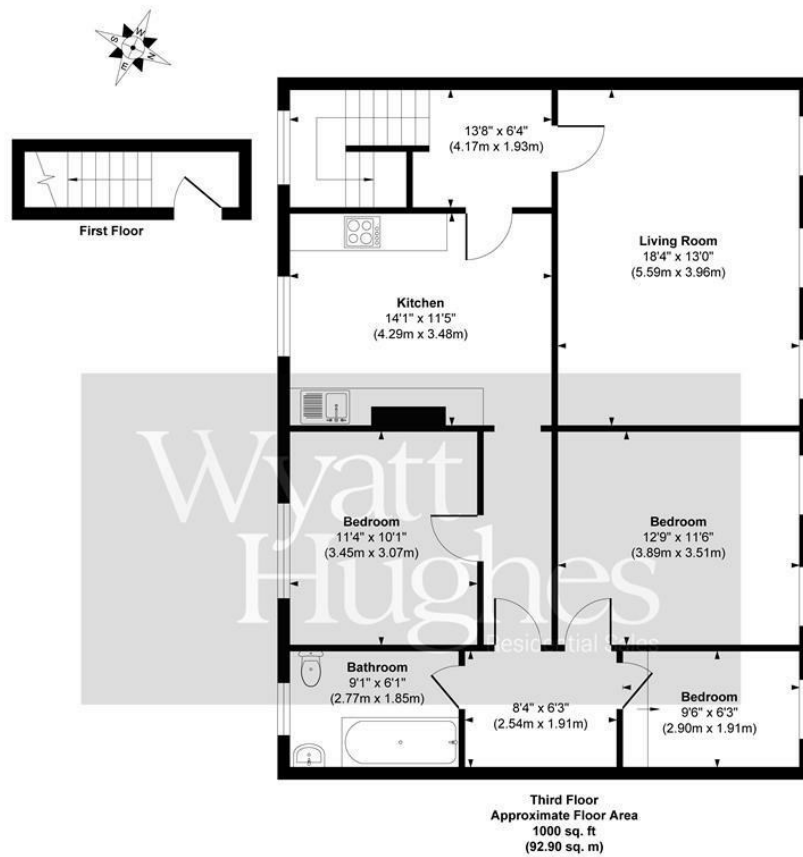
for a desk/work area.

Being so close to the local coffee houses and eateries in London Road and Kings Road, is a huge benefit of this home and it is also only a short stroll to the beach and the local train station Warrior Square, with transport to London Charing Cross in under 90 minutes.

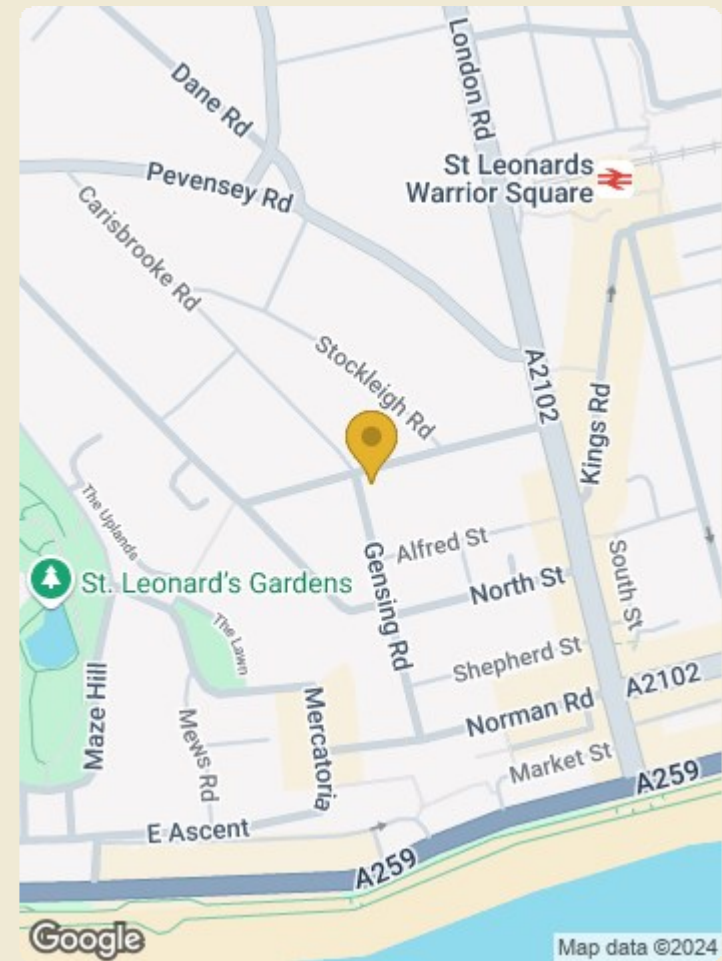
A fascinating piece of history also ties in with this home, Elsie Bowerman, a prominent suffragette, political activist and Titanic survivor lived here in the early 1900s.

Do not miss your chance to see this home today with local agents Wyatt Hughes





**Approx. Gross Internal Floor Area 1000 sq. ft / 92.90 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	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>		<b>82</b>	(81-91) <b>B</b>
(69-80) <b>C</b>	<b>72</b>		(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<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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