



Salisbury Road

St. Leonards-On-Sea, TN37 6RX

£129,950 Leasehold

Wyatt
Hughes

SALISBURY ROAD, ST. LEONARDS-ON-SEA, TN37 6RX

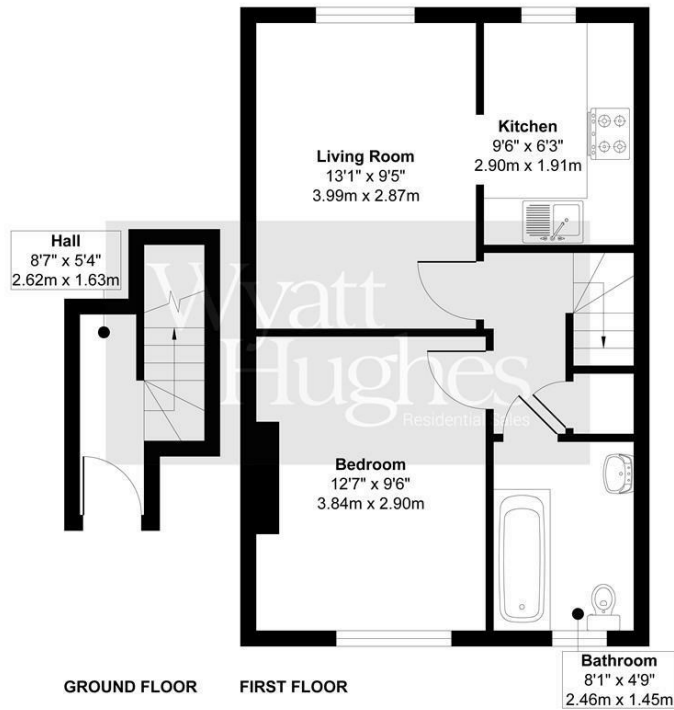
£129,950 £129,950 LEASEHOLD



- EPC E • CHAIN FREE • 1/3 SHARE OF MAINTENANCE CHARGES ON AS AND WHEN BASIS •
- £100 GROUND RENT PA • COUNCIL TAX A • SOLD WITH A NEW 125 YEAR LEASE • TOP FLOOR • ONE BEDROOM HOME • STYLISH THROUGHOUT • POPULAR LOCATION IN THE BOHEMIA QUARTER



Approximate Gross Internal Floor Area
465 sq. ft / 43.19 sq. m



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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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