



**Hornty Road  
St. Leonards-On-Sea, TN37 6RT**

**£150,000 Leasehold - Share of Freehold**

**Wyatt  
Hughes**  
Residential Sales

## Hornty Road, St. Leonards-On-Sea, TN37 6RT

Welcome to this ground floor flat located on Hornty Road in the picturesque town of St. Leonards-On-Sea.

As you step inside, you'll be greeted by a well-maintained interior that offers comfortable living throughout with double bedroom, separate kitchen and white suite bathroom. A great bonus of the property is that it features a good size private rear garden that is ideal for those who want to create a relaxing outside space.

Positioned in the Bohemia Quarter of St. Leonards you are close to the local array of coffee shops and convenience stores such as Co-op, along with local bus stops for access into Hastings Town or further afield.

Currently occupied by the tenant, this property presents a fantastic investment opportunity for those looking to expand their property portfolio.

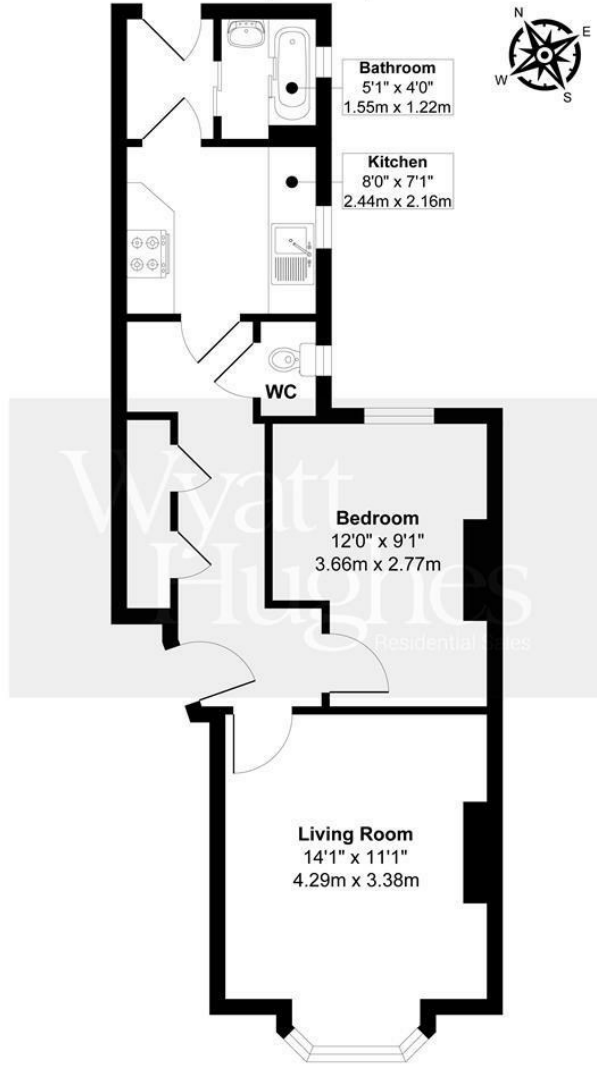


- EPC D
- SHARE OF FREEHOLD
- £0 GROUND RENT
- PRIVATE GARDEN
- GROUND FLOOR
- COUNCIL TAX A
- TO BE SOLD WITH TENANT IN SITU WHO IS ON A ROLLING AST PAYING £550PCM
- SERVICE CHARGE IS ADHOC WHICH IS SPLIT 50/50
- ONE BEDROOM
- CURRENTLY A 61 YEAR LEASE WHICH SELLER WILL EXTEND TO 999 YEARS ON SALE

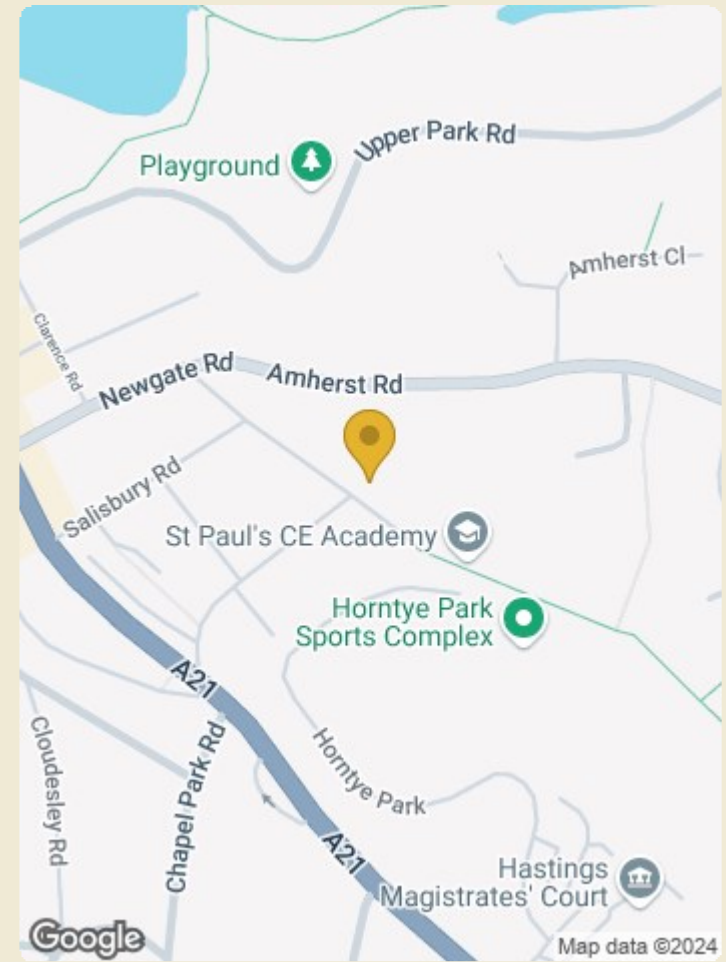


# Hornty

Approximate Gross Internal Floor Area  
458 sq. ft / 42.54 sq. m



Produced by Picpreview.co.uk



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>			(81-91) <b>B</b>
(69-80) <b>C</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	74	<b>England &amp; Wales</b>
		63	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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