



Silchester Road
St. Leonards-On-Sea, TN38 0JB
£315,000 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? Perhaps you are after a home with history? Then look no further than our listing in Silchester Road.

This home is located on the first floor floor. As you walk in you immediately get the sense of space this home has to offer, with a large and spacious hallway.

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 kitchen area, with ample cupboard spaces and storage options.

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 split-level bathroom has both bath and separate walk-in shower. An added bonus is the large hallway spaces this home has to offer, which could easily work as a good place 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.

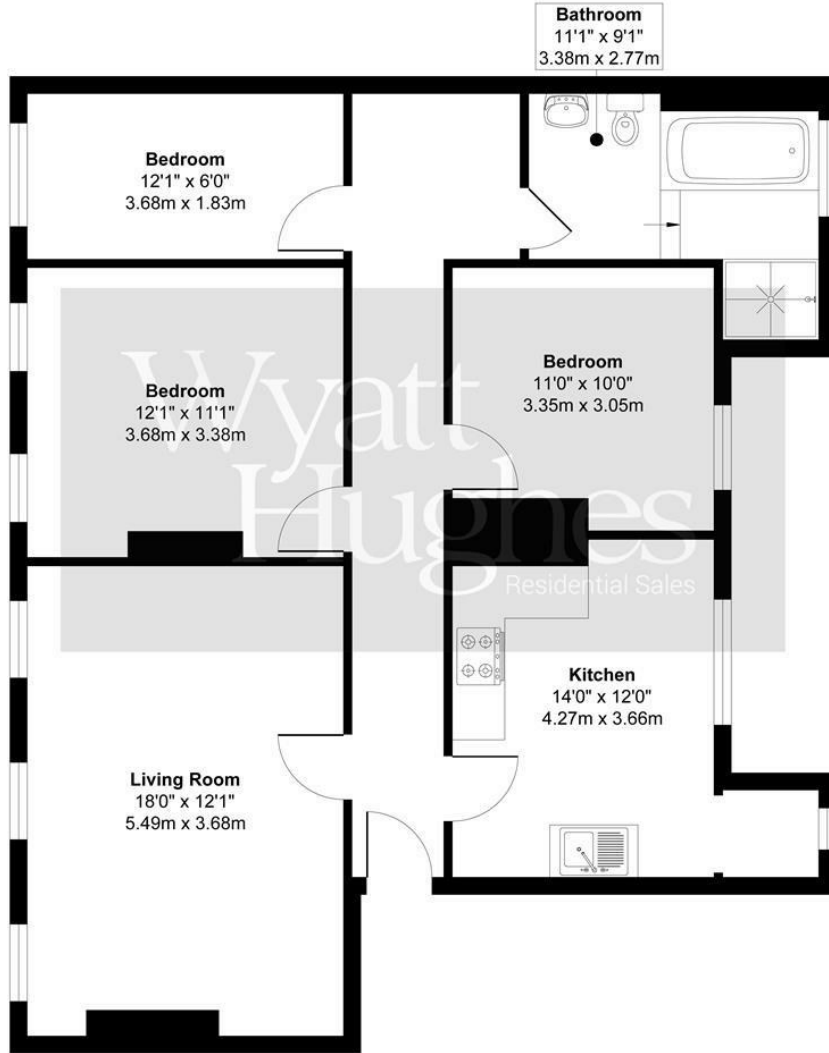
A fascinating piece of history also ties in with this property, Elsie Bowerman, a prominent suffragette, political activist and Titanic survivor lived here in the early 1900s.

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

- EPC C
- COUNCIL TAX A
- SERVICE CHARGE £1200PER ANNUM WITH A SINKING FUND
- CHAIN FREE
- PERFECT CENTRAL LOCATION
- SHARE OF FREEHOLD
- 125 YEAR LEASE FROM 2004
- £120 GROUND RENT PER ANNUM
- THREE BEDROOMS WITH SHARED STORAGE ROOM ON GROUND FLOOR
- WELL PRESENTED THROUGHOUT

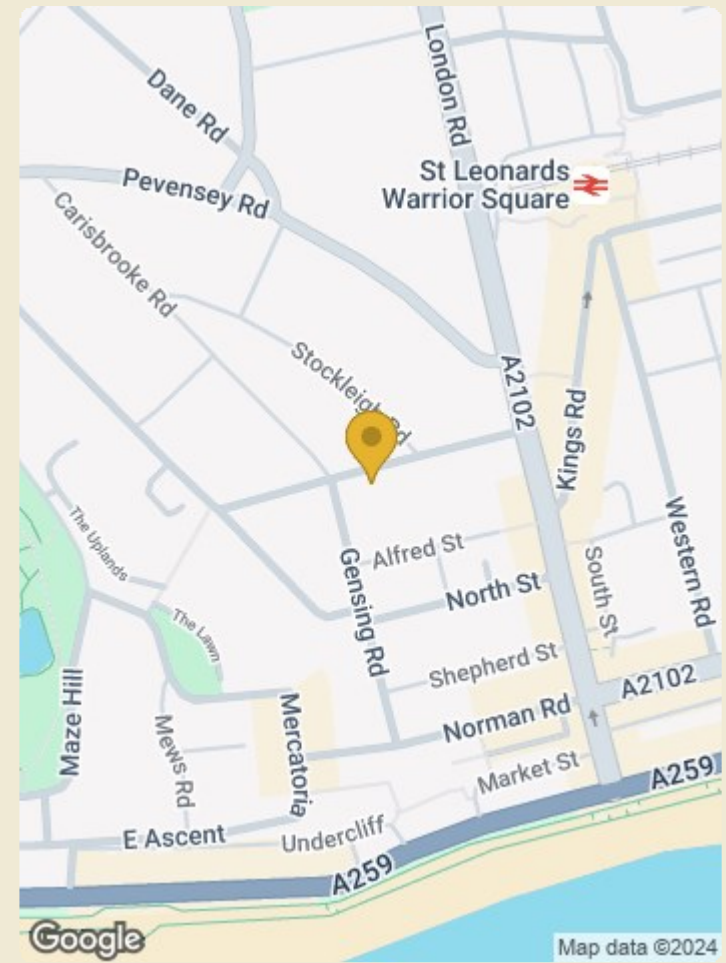


Approximate Gross Internal Floor Area
912 sq. ft / 84.72 sq. m



FLOOR PLAN

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		82	(81-91) B
(69-80) C	72		(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

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.

18 Grand Parade, Hastings, East Sussex, TN37 6DN

Tel: 01424 423110

Email: sales@wyatthughes.co.uk

www.wyatthughes.co.uk

