



Chapel Park Road  
St. Leonards-On-Sea, TN37 6HU  
Offers over £180,000 Leasehold

Wyatt  
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Residential Sales



# Chapel Park Road, St. Leonards-On-Sea, TN37 6HU

Looking for a stylish, modernised apartment in the heart of St. Leonards? This two-bedroom home offers a thoughtfully updated interior, a bright living room with rooftop views, and a sleek kitchen designed for practicality and charm.

Chapel Park Road is conveniently positioned a short walk away from the local Warrior Square train station which has direct links to London stations in under 90 minutes. It is just up from the main St. Leonards seafront area, with pleasant seaside walks and a variety of local shops and restaurants including the popular Goat Ledge. Furthermore, Kings Road and Norman Road are also only a short distance away hosting a plethora of coffee houses, eateries and entertainment.

This beautifully updated two-bedroom apartment is set in a prime location in St. Leonards, offering a perfect blend of modern style and functionality. The living room is a bright and comfortable space, with a window framing charming rooftop views of the surrounding area.

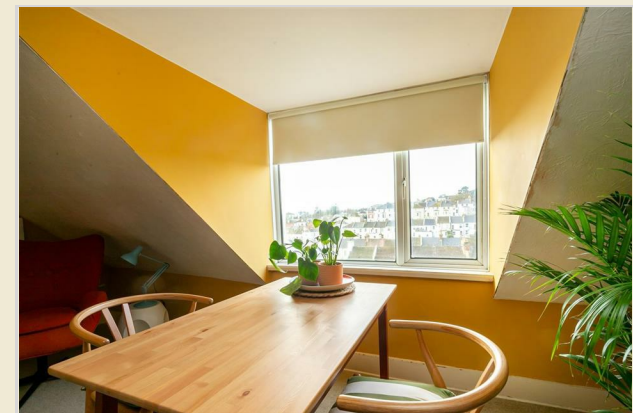
The kitchen is a standout feature, boasting a contemporary design with an integrated washing machine/dryer, an electric oven and hob, and a freestanding fridge freezer. A dedicated dining space, complete with a table and chairs, sits beneath a Velux window, creating a bright and practical area to enjoy meals or casual gatherings.

The bathroom combines modern touches with a touch of luxury, featuring gold accents in the walk-in shower and taps, along with a vanity unit and additional storage. The plastered walls and stylish light fittings throughout the apartment add a cohesive and polished finish to the interior design.

A versatile hallway provides the option for a functional workspace, with enough room to comfortably set up a desk. This thoughtful detail adds flexibility for modern living.

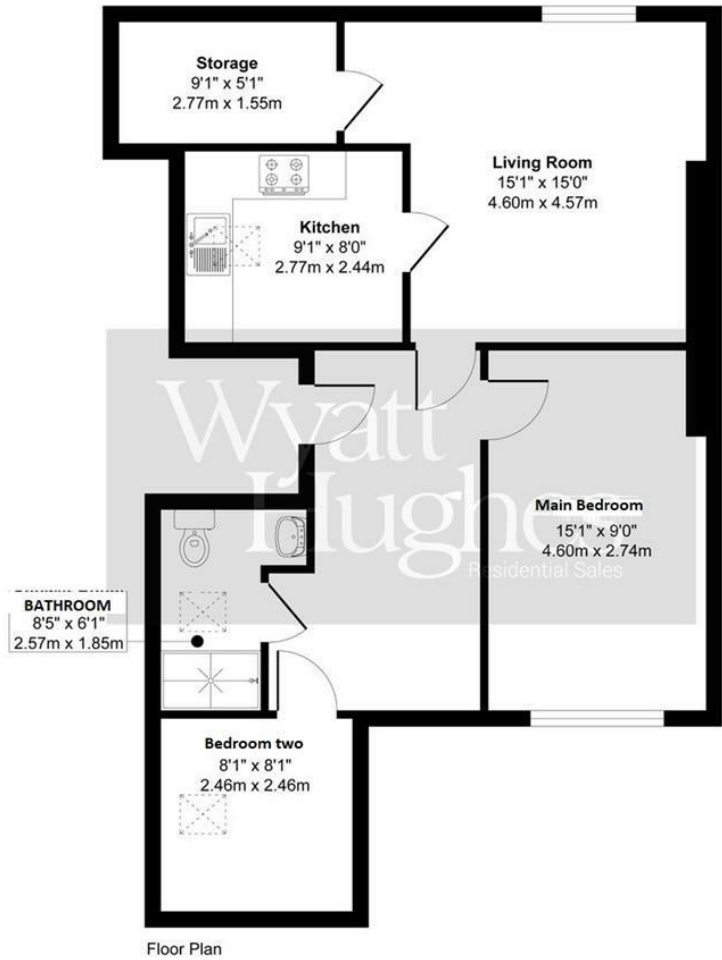
With its modernised interiors, thoughtful layout, and characterful rooftop views, this apartment is a great option for anyone looking to enjoy life in the heart of St. Leonards.

- LEASEHOLD
- 125 YEAR LEASE FROM 2019
- CHAIN FREE
- EPC E
- VIEWS OVER ST.LEONARDS ROOFTOPS
- TOP FLOOR TWO BEDROOM APARTMENT
- SERVICE CHARGE £1,486PA
- COUNCIL TAX A
- BEAUTIFULLY AND THOUGHTFULLY REDECORATED
- NEAR BY TO WARRIOR SQUARE TRAIN STATION AND LOCAL ST.LEONARDS STORES

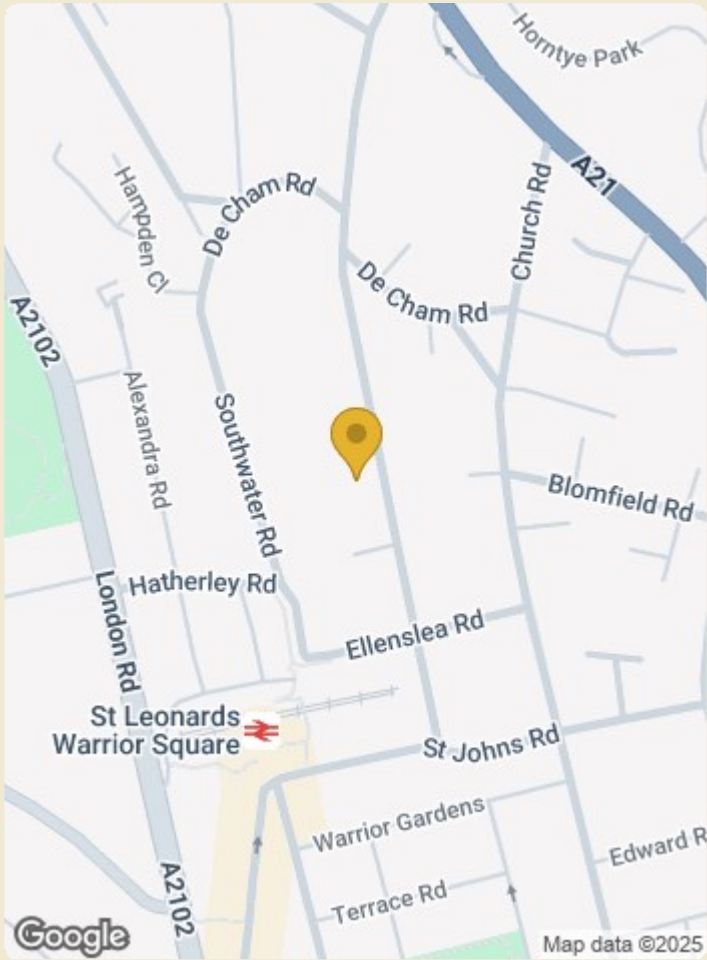


Chapel Park Rd

Approximate Gross Internal Floor Area  
679 sq. ft / 63.08 sq. m



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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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	41	(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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		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.



