



**Pevensey Road  
St. Leonards-On-Sea, TN38 0LE**

**£175,000 Leasehold**

**Wyatt  
Hughes**  
Residential Sales



# Pevensey Road, St. Leonards-On-Sea, TN38 0LE

Nestled on the charming Pevensey Road in St. Leonards-On-Sea, this delightful one-bedroom hall floor flat is a splendid opportunity for those seeking a blend of character and comfort. Housed within a period building, the flat boasts a spacious living room that is bathed in natural light, thanks to its impressive bay windows. The ornate ceiling coving adds a touch of elegance, enhancing the flat's unique charm.

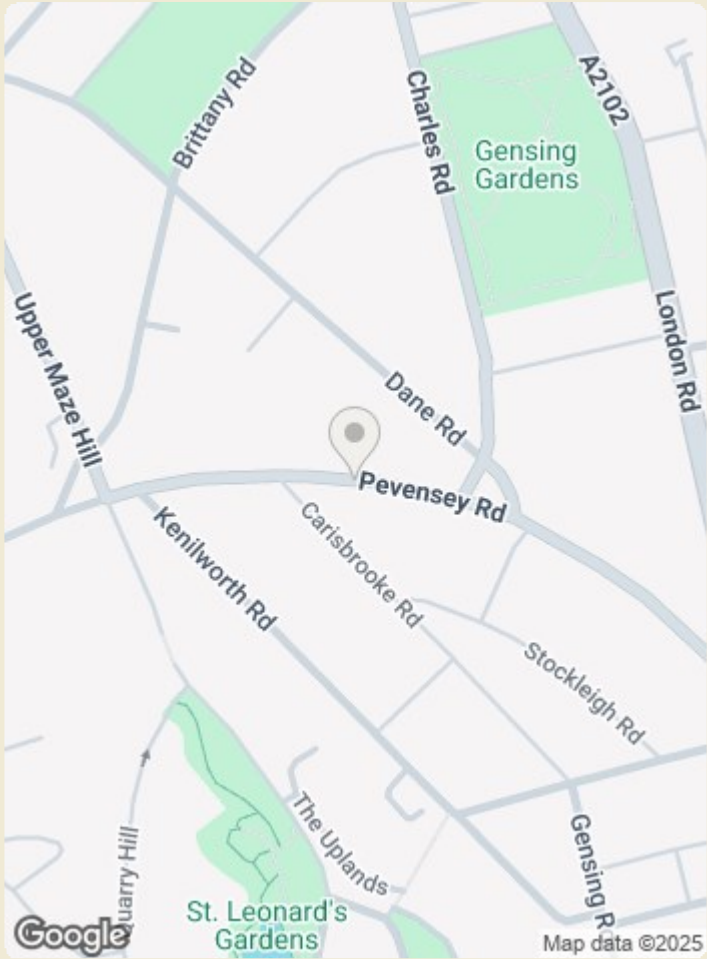
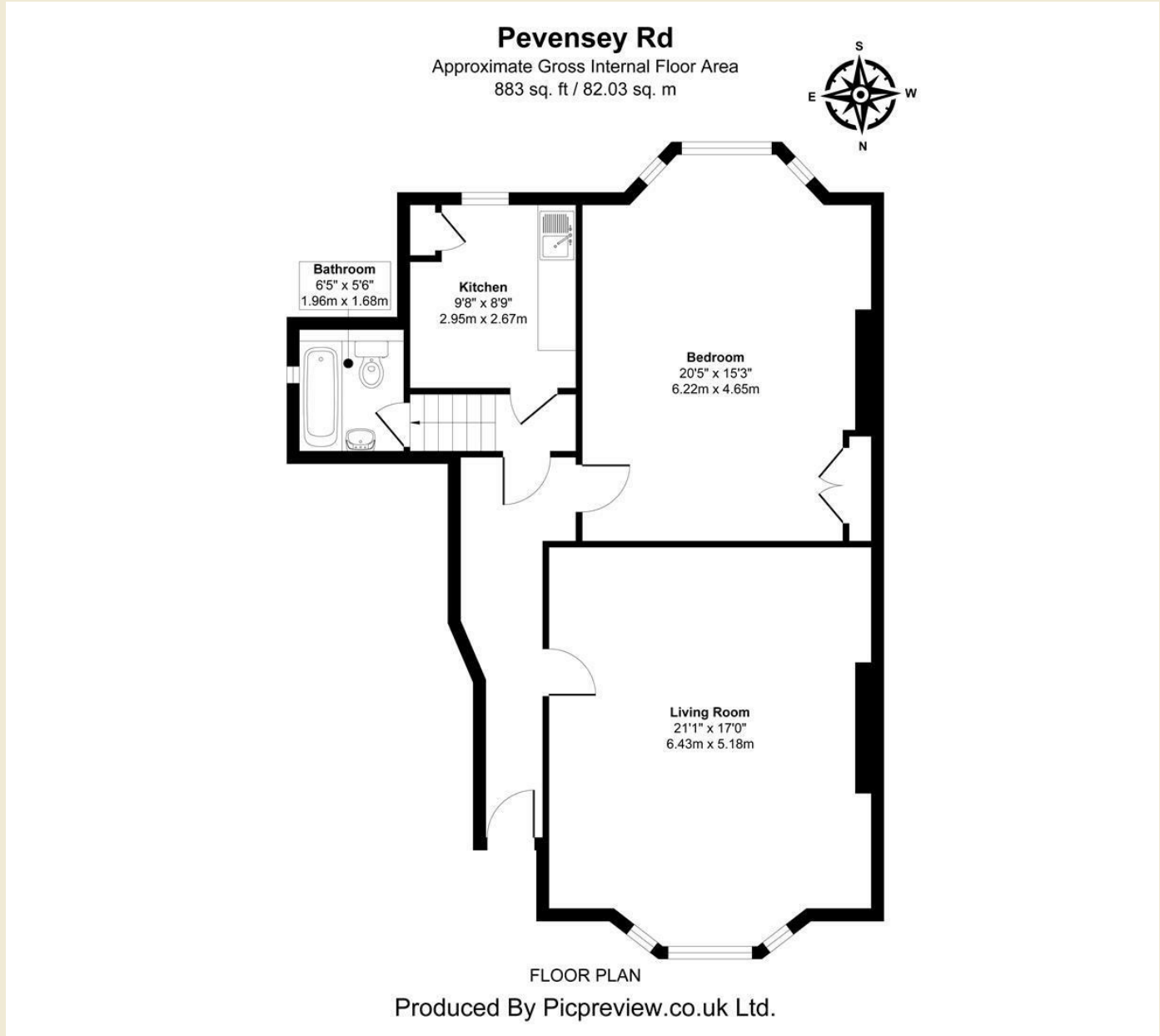
The generously sized bedroom overlooks the tranquil rear gardens, providing a peaceful retreat for relaxation. With its well-proportioned spaces and character features, this flat is perfect for individuals or couples looking for a cosy home in a desirable location.

The property is offered with vacant possession, allowing for a smooth transition for the new owner. Whether you are a first-time buyer or seeking a rental investment, this flat presents an excellent opportunity to enjoy the vibrant lifestyle that St. Leonards-On-Sea has to offer. Don't miss the chance to make this charming flat your own.



- NEW 125 YEAR LEASE
- NO ANNUAL GROUND RENT
- ANNUAL SERVICE CHARGE OF APPROX £780
- VACANT POSESSION AND NO ONWARD CHAIN
- LARGE ONE BEDROOM HALL FLOOR FLAT
- PERIOD FEATURES
- EPC RATING C
- TAX BAND A





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) <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		
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.



