



1-3 St. Margarets Road
St. Leonards-On-Sea, East Sussex TN37 6EH

£160,000 Leasehold

Wyatt
Hughes
Residential Sales

1-3 St. Margarets Road, St. Leonards-On-Sea, East Sussex TN37 6EH

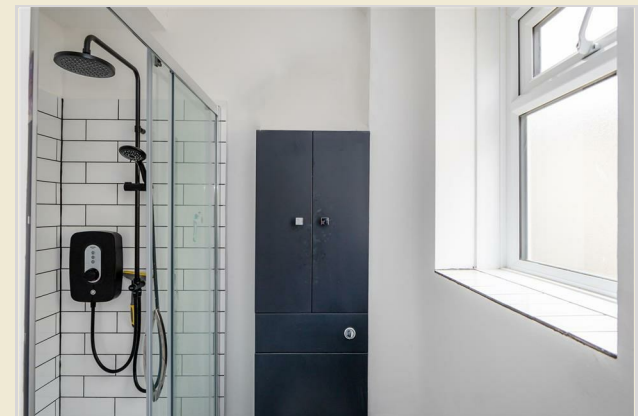
Occupying the hall floor of a period building, this spacious and well-presented one-bedroom apartment is ideally located just a short stroll from the seafront, town centre shops, cafes, and the mainline station with direct links to London — making it perfect for commuters, first-time buyers, or those seeking a well-placed coastal home.

The accommodation is light and airy throughout, with a particularly spacious feel enhanced by high ceilings and a wide, welcoming hallway. The lounge and modern kitchen/dining room both enjoy a south-facing aspect, filling the living spaces with natural light throughout the day. The kitchen is fitted with a stylish range of units and offers plenty of space for dining.

There is also a generous double bedroom, and a smartly finished shower room with contemporary fittings and WC. The property is offered in excellent decorative order, having been well cared for by the current owner, and is ready to move straight into.

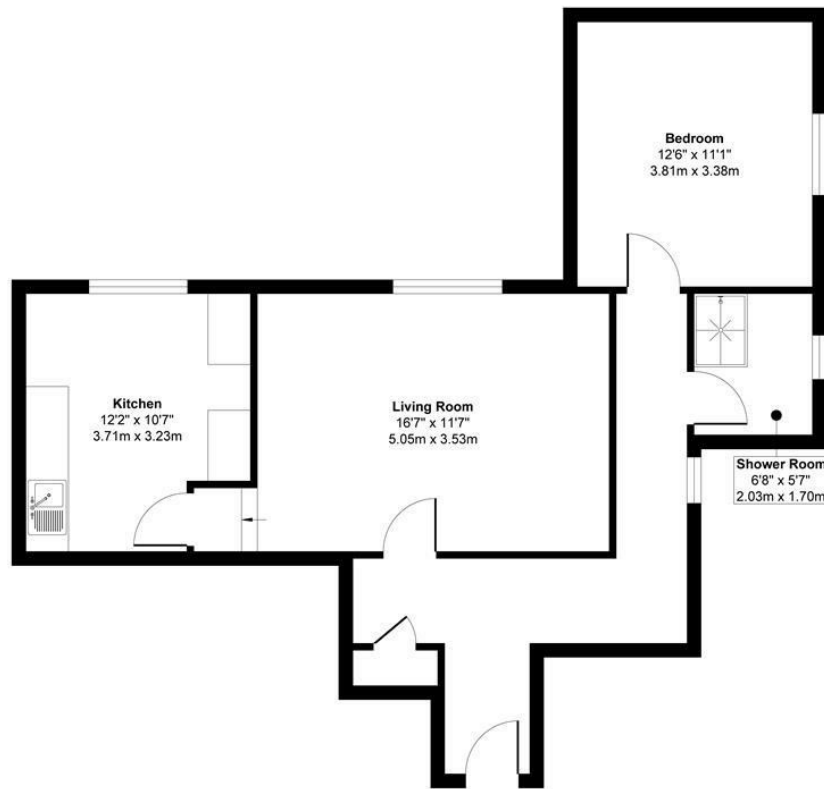
With a long lease of 125 years from 2005 and situated in one of St Leonards' most convenient locations, this is a fantastic opportunity to secure a charming and well-appointed flat just moments from the coastline and vibrant local community.

- TAX BAND A
- 125 YR LEASE FROM 2005
- VERY WELL PRESENTED THROUGHOUT
- EPC RATING E
- £75/YEAR ANNUAL GROUND RENT
- NO ONWARD CHAIN
- 667 SQ FT
- SERVICE CHARGE OF £1216 EVERY 6 MONTHS (PART OF WHICH GOES INTO A SINKING FUND)



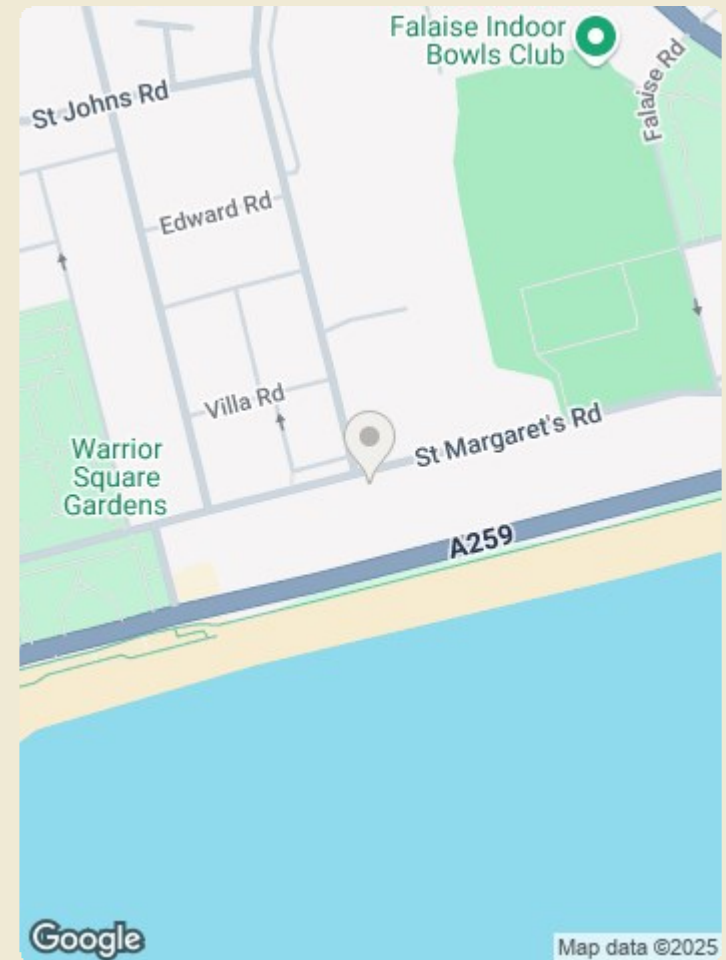
Charmaine Court

Approximate Gross Internal Floor Area
667 sq. ft / 61.96 sq. m



GROUND FLOOR

Produced By Picpreview.co.uk Ltd.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		85		(92 plus) A	
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) 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

