



**Eversfield Place  
St Leonards-On-Sea, TN37 6BY**

**£220,000 Leasehold - Share of Freehold**

**Wyatt  
Hughes**  
Residential Sales



# Eversfield Place, St Leonards-On-Sea, TN37 6BY

Set directly on the seafront in the sought-after Eversfield Place, just moments from Hastings Pier and within a short walking distance of Warrior Square station with direct links to Brighton, Charing Cross and Victoria. This well-presented bright and spacious lower ground floor apartment offers a fantastic blend of charm, private outdoor space, and long-term value. Accessed via its own private entrance, the property also enjoys a private rear courtyard and is part of an attractive Victorian period building.

Inside, the flat features a spacious lounge with an ethanol fireplace offering the benefits of real effect ethanol flame without the mess of a real coal fire., A modern kitchen with a recently installed Bosch oven, a good-sized double bedroom, and a neatly finished bathroom. The layout is practical and well-maintained, ideal for a main residence, second home, or long-term rental. (Please note, holiday letting is not permitted under the lease.)

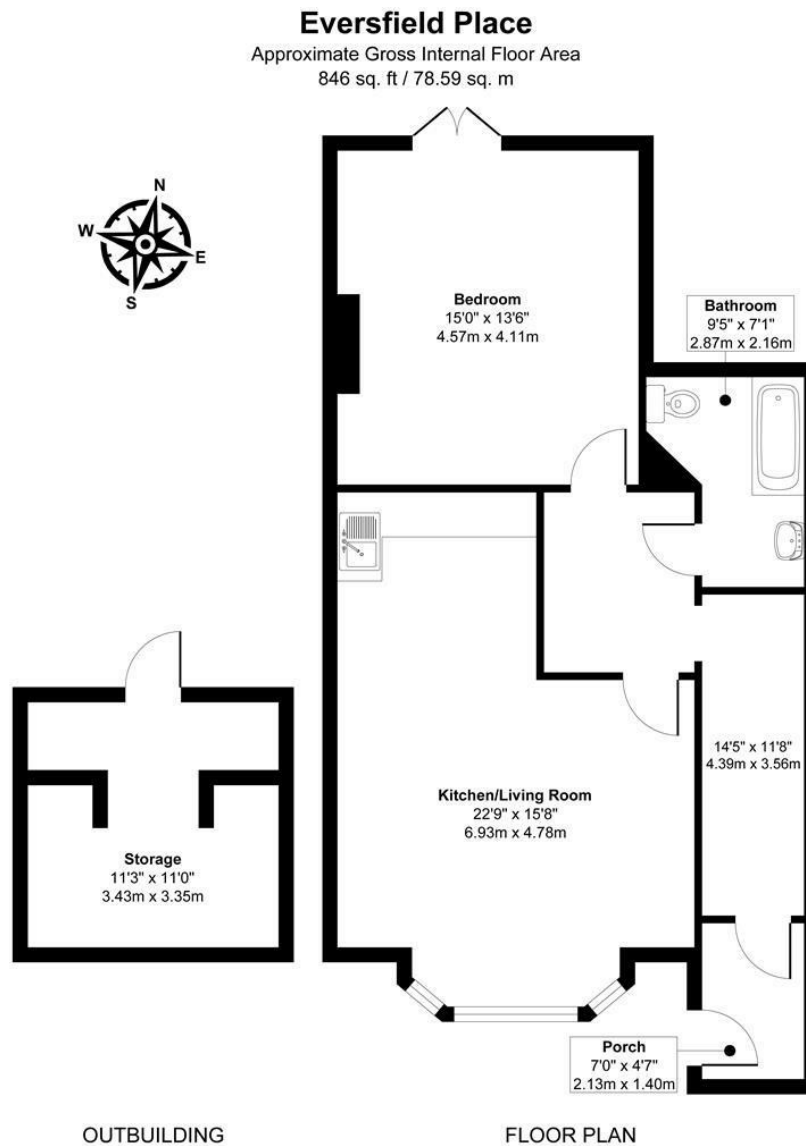
Outside, the front area includes access to a large under-stair storage cupboard, while the rear courtyard has scope for enhancement once planned building works to the rear of the building are completed. These works will leave the rear of the building in good condition for years to come and create great potential for remodeling and personalising the courtyard space.

The property is sold with a share of the freehold, held via a company in which each of the eight flats owns an equal share. The lease was extended in 2023 to 999 years, and a professional managing agent is now in place. Pets are permitted under the lease (with conditions), and the building is primarily owner-occupied with a calm, professional feel.

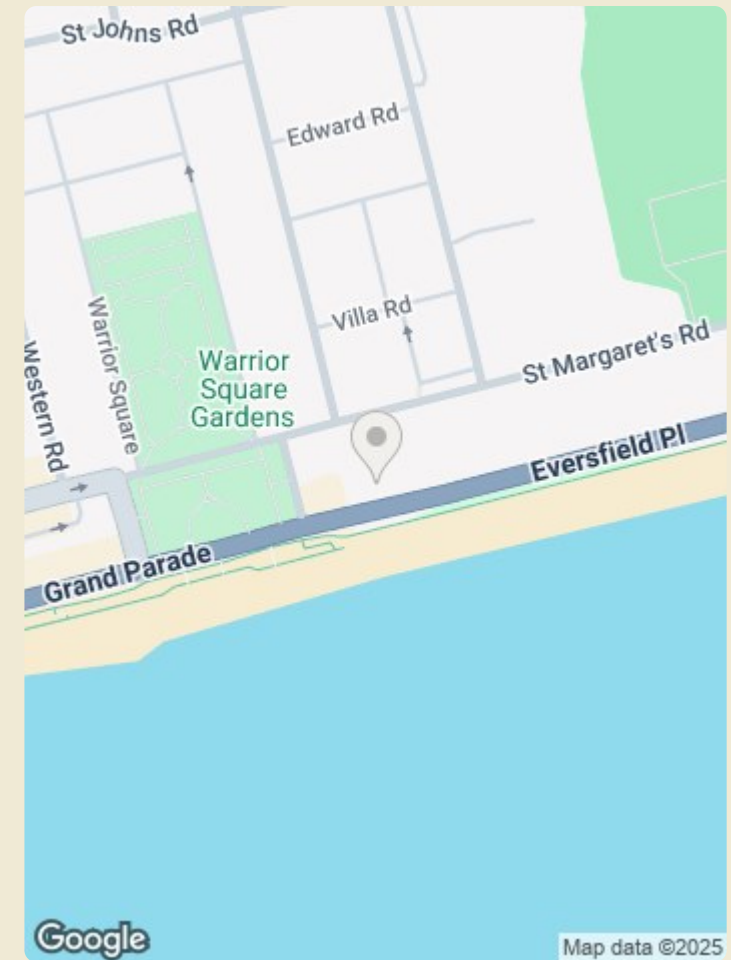
This is a fantastic opportunity to secure a stylish and well-located seafront flat in one of the South Coast's most desirable areas.

- |                          |                            |  |
|--------------------------|----------------------------|--|
| • 999 YR LEASE FROM 2023 | • NIL GROUND RENT          | • ANNUAL SERVICE CHARGE<br>APPROX £2800/YEAR |
| • TAX BAND A             | • EPC RATING D             | • 846 SQ FT                                  |
| • PRIVATE ENTRANCE       | • PRIVATE COURTYARD GARDEN | • NO ONWARD CHAIN                            |





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		66	79
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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.

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