



Woodland Vale Road  
St Leonards-On-Sea, TN37 6JJ

Guide price £155,000 Leasehold - Share of Freehold

Wyatt  
Hughes  
Residential Sales



# Woodland Vale Road, St Leonards-On-Sea, TN37 6JJ

## Charming One-Bedroom Apartment in St Leonards

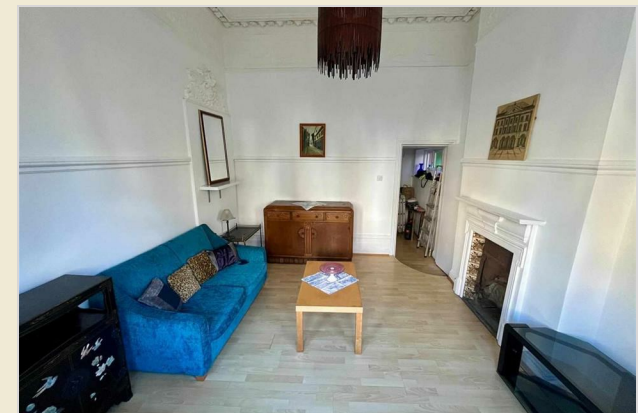
Looking for a characterful home in the heart of St Leonards? This delightful ground-floor apartment blends period charm with modern convenience, featuring high ceilings, a striking fireplace, and a classic setting just a short walk from local shops and Warrior Square train station.

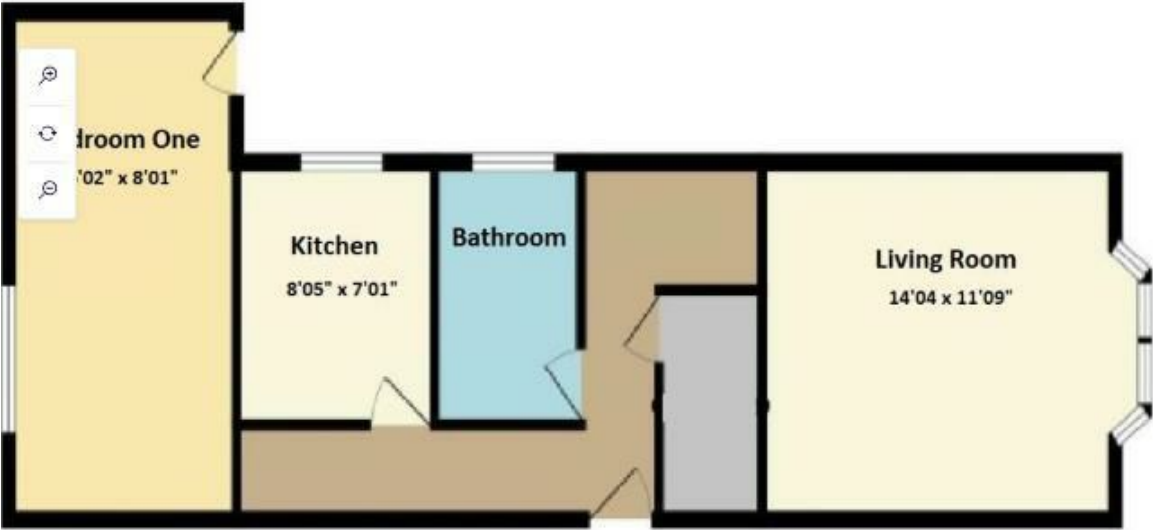
Set within a handsome period building on Woodland Vale Road, this well-proportioned apartment makes the most of its space. The living area is bright and welcoming, with the fireplace serving as a stunning focal point. The generously sized bedroom carries the same timeless appeal, offering a peaceful retreat.

Both the kitchen and bathroom are fully functional, with scope for personalisation to suit your style.

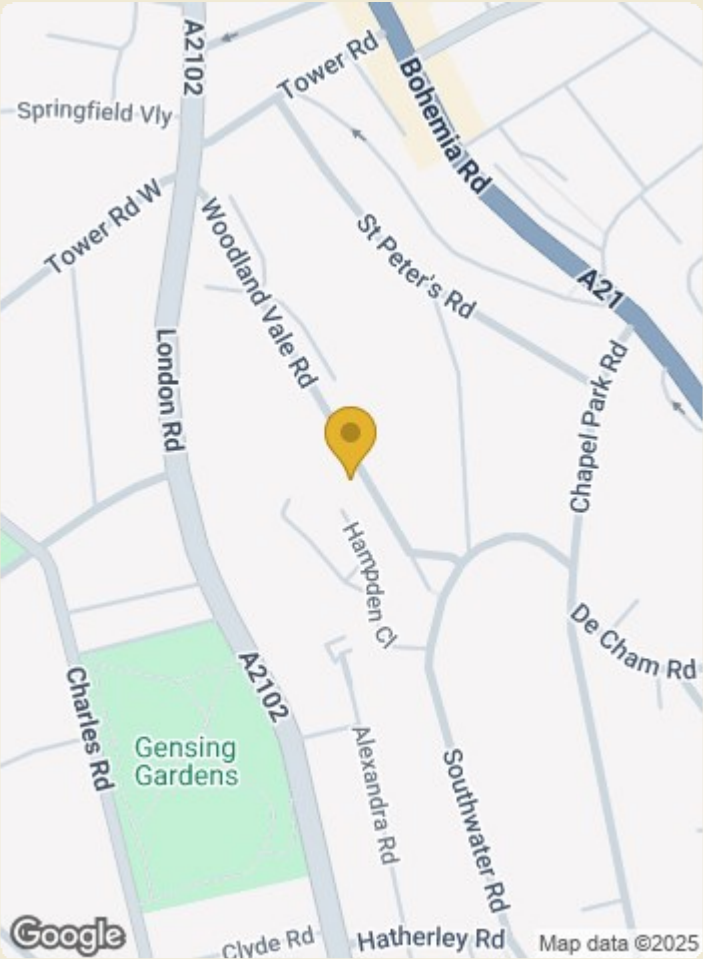
Perfectly positioned within walking distance of St Leonards' vibrant cafés, independent shops, and excellent transport links, this apartment is ideal for those seeking character, convenience, and a great location.

- EPC D
- SHARE OF FREEHOLD WITH 999 YEAR LEASE FROM 2007
- GROUND RENT CURRENTLY £100 PA
- ONE BEDROOM
- COUNCIL TAX BAND A
- ALLOCATED PARKING SPACE
- SERVICE CHARGE £850PA
- GROUND FLOOR APARTMENT
- POPULAR LOCATION CLOSE TO WARRIOR SQUARE TRAIN STATION
- SET WITHIN A PERIOD BUILDING





total floor area 52.3 m (563 sq.ft.) approx.  
his floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, by cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by  
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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                                   |                         |           | (39-54) 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.



