



**Pevensey Road  
St Leonards-On-Sea, TN38 0LZ**

**Offers in excess of £225,000 Leasehold - Share of Freehold**

**Wyatt  
Hughes**  
Residential Sales

# Pevensey Road, St Leonards-On-Sea, TN38 0LZ

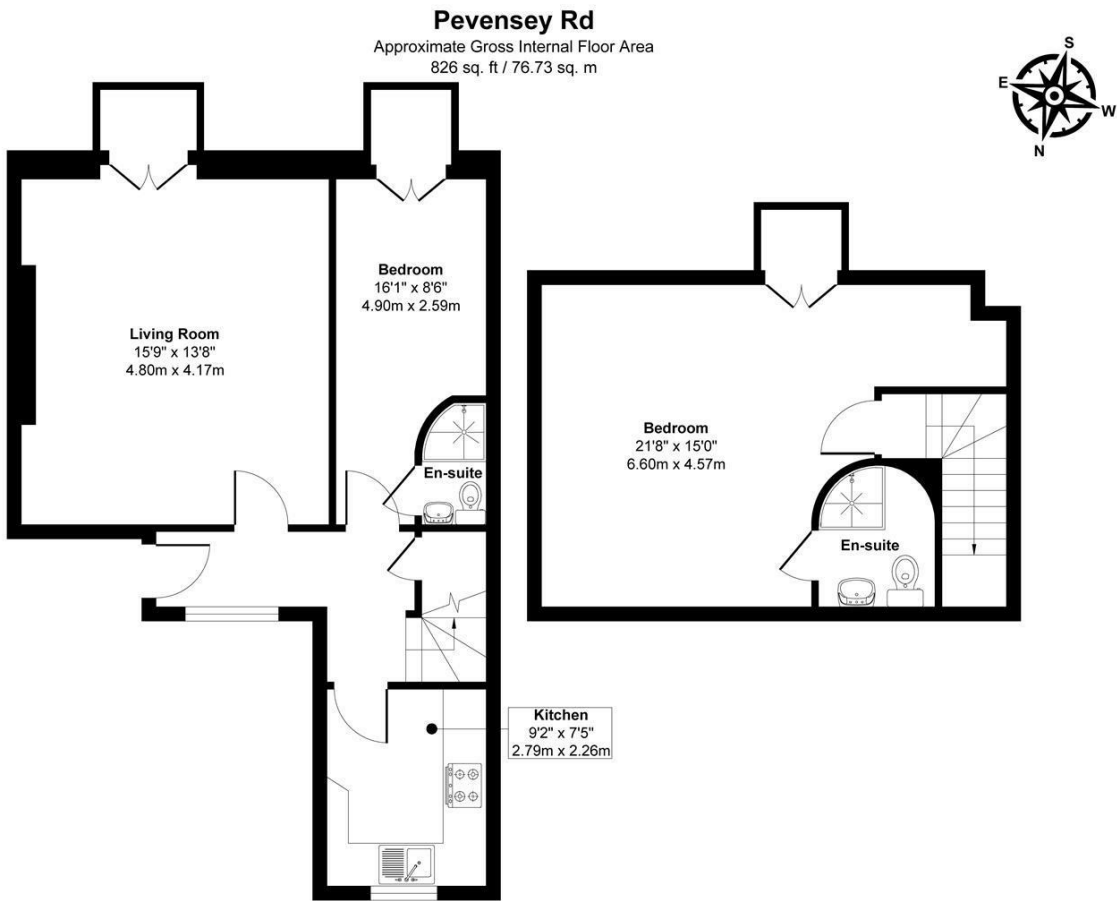
Nestled on Pevensey Road in the charming area of St. Leonards-On-Sea, this delightful top-floor split-level maisonette offers a perfect blend of period charm and modern convenience. Spanning an impressive 826 square feet, the property features two well-appointed bedrooms, each with its own en suite bathroom, providing an ideal setup for comfortable living.

The spacious reception room welcomes you with an abundance of natural light, creating a warm and inviting atmosphere. The flat is part of a beautifully converted period building, which adds character and elegance to the home. Its prime location ensures that you are just a stone's throw away from the vibrant town centre, the picturesque seafront, and the mainline railway station, making it an excellent choice for those who appreciate both convenience and leisure.

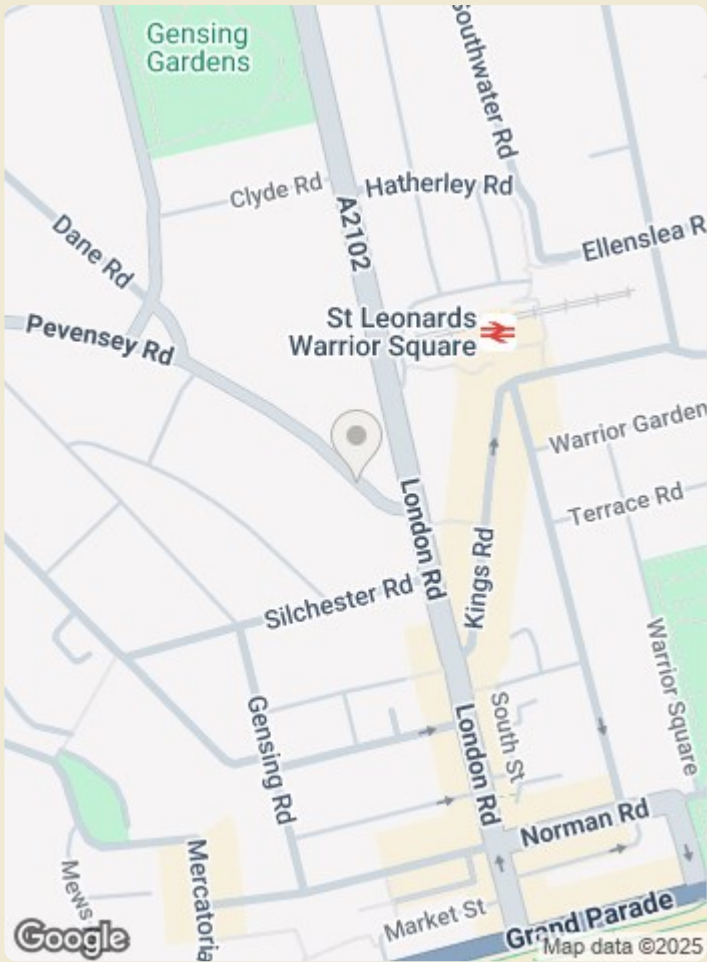
With electric heating throughout, this property promises a cosy environment all year round. Additionally, the maisonette comes with a share in the freehold, offering a sense of ownership and stability. Whether you are looking for a new home or a sound investment opportunity, this property is sure to impress. Don't miss the chance to make this charming flat your own in the heart of St. Leonards-On-Sea.



- Tax band A
- 900 yr lease with a share of the freehold
- No onward chain, vacant possession
- Excellent roof top and distant views out towards the English channel
- EPC rating E
- Two bedrooms
- Walking distance to all ammenities
- Annual service charge £1500
- Top floor maisonette
- Electric heating



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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) <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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      | 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.

