



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

£180,000 Leasehold

Wyatt  
Hughes  
Residential Sales



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

Situated on the charming Pevensey Road in St. Leonards-On-Sea, this delightful first-floor converted flat offers a wonderful opportunity for those seeking a spacious home in a sought-after area. Boasting an impressive 934 square feet, this two-bedroom property is set within a period building, showcasing the character and charm that comes with such architecture.

As you enter, you are greeted by a generous reception room that features large bay windows, allowing natural light to flood the space and create a warm and inviting atmosphere. The high ceilings further enhance the sense of space, making it an ideal setting for both relaxation and entertaining.

The flat comprises two bedrooms, providing ample room for comfortable living. A bathroom is conveniently located to serve the needs of the household. Additionally, there is a storage room, perfect for keeping your belongings organised and out of sight.

While the property requires some modernisation, it presents a fantastic opportunity for buyers to put their own stamp on it and create a home that reflects their personal style. With no onward chain, the process of moving in can be swift and straightforward.

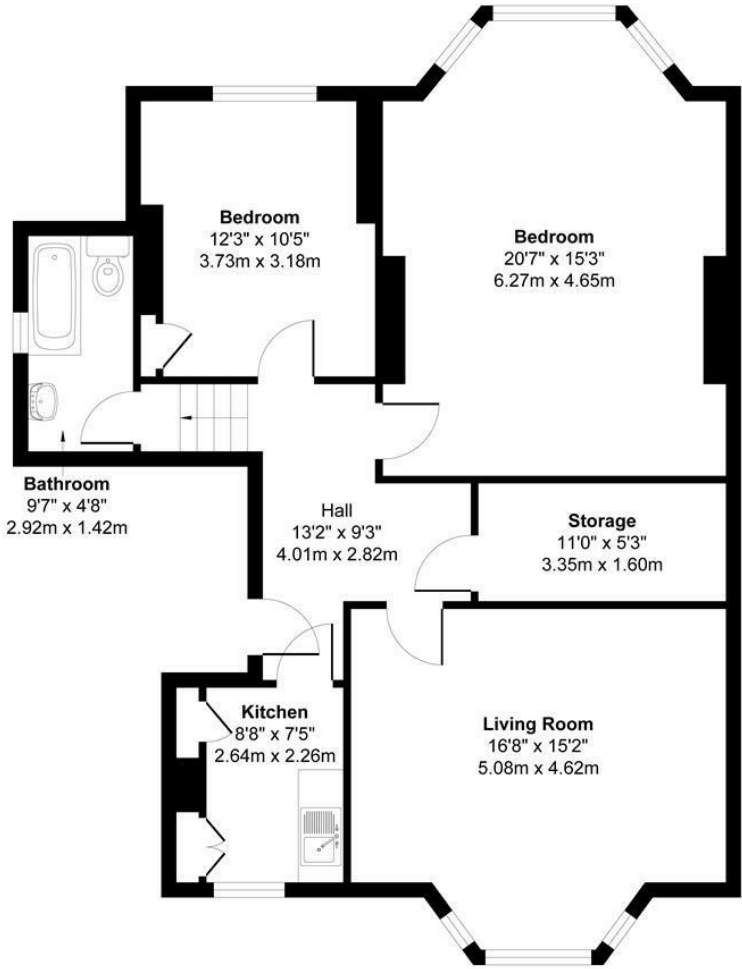
Situated in a popular location, this flat is within easy reach of local amenities, transport links, and the beautiful coastline that St. Leonards-On-Sea is known for. Whether you are a first-time buyer, a small family, or an investor looking for a promising property, this flat is certainly worth considering. Embrace the potential and charm of this lovely home in a vibrant community.



- FIRST FLOOR FLAT
- TWO BEDROOMS AND STORAGE ROOM
- EPC RATING C
- 934 SQ FT
- VACANT POSSESSION NO ONWARD CHAIN
- BAY WINDOWS AND PERIOD FEATURES
- TO BE SOLD WITH A NEW 125 YR LEASE
- REQUIRES MODERNISATION
- TAX BAND B
- NO GROUND RENT AND ANNUAL SERVICE CHARGE IS CURRENTLY £780.

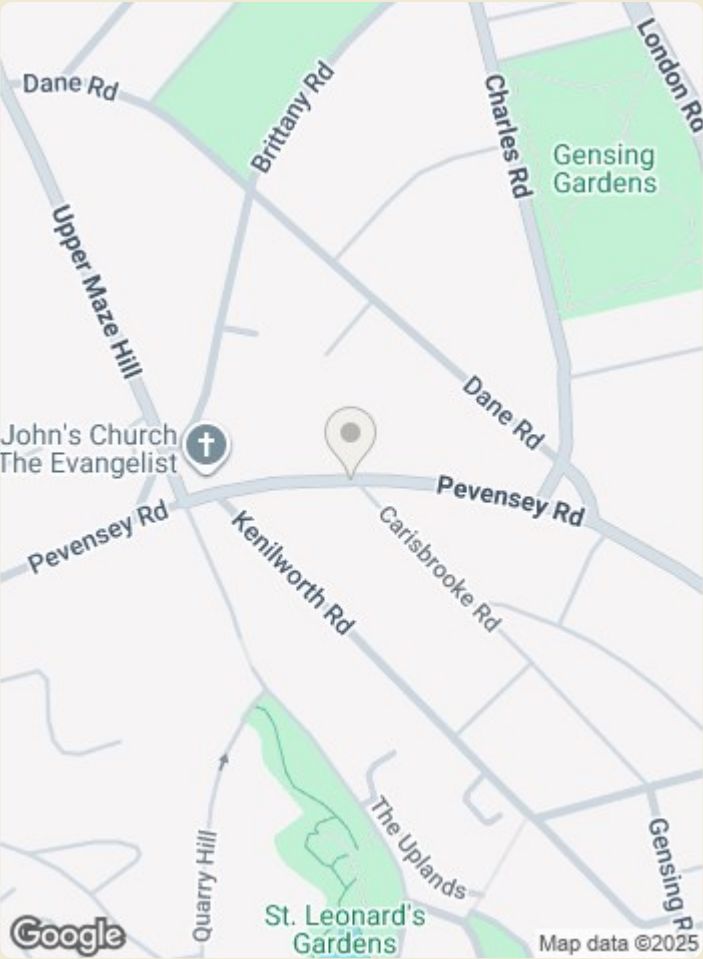
**Pevensey Rd**

Approximate Gross Internal Floor Area  
934 sq. ft / 86.77 sq. m



Floor Plan

Produced By Picpreview.co.uk Ltd.



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>		82	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>	71		(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.



