



Wyatt  
Hughes  
Residential Sales

**St. Margarets Road  
St. Leonards-On-Sea, TN37 6EH**

**£180,000 Leasehold**

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## St. Margarets Road, St. Leonards-On-Sea, TN37 6EH

Ideally positioned just moments from the seafront, this beautifully presented two-bedroom ground floor flat combines elegant period features with the convenience of modern living. Located on the sought-after St Margarets Road, the property offers a wonderful coastal lifestyle, with the beach, cafés, and promenade all within easy reach.

The accommodation enjoys a real sense of space, enhanced by impressively high ceilings and large sash windows that fill the rooms with natural light. The generous living room provides an inviting area to relax or entertain, while the well-appointed kitchen offers ample storage and workspace. There are two comfortable bedrooms, and a smart bathroom completes the layout.

St Margarets Road is a quiet residential street conveniently situated for the independent shops and restaurants of Norman Road, and just a short stroll from Warrior Square mainline station, providing direct links to London and Brighton. The beautiful seafront of St Leonards is only a few minutes' walk away, making this an excellent opportunity to enjoy coastal living at its finest.

Currently let £1,100PCM and the tenant are vacating.

IMAGES USED BEFORE CURRENT TENANTS MOVED IN

- EPC E
- SERVICE CHARGE £1227.26 PAID TWICE YEARLY
- 189 YEAR LEASE FROM 1982
- HIGH CEILINGS
- CENTRAL LOCATION NEAR WARRIOR SQUARE
- COUNCIL TAX A
- £250 GROUND RENT PA
- TWO BEDROOM GROUND FLOOR FLAT
- OFFERED CHAIN FREE
- A SHORT WALK FROM THE LOCAL SHOPS OF NORMAN ROAD



## Charmaine Court

Approximate Gross Internal Area = 72.81 sq m / 783.72 sq ft

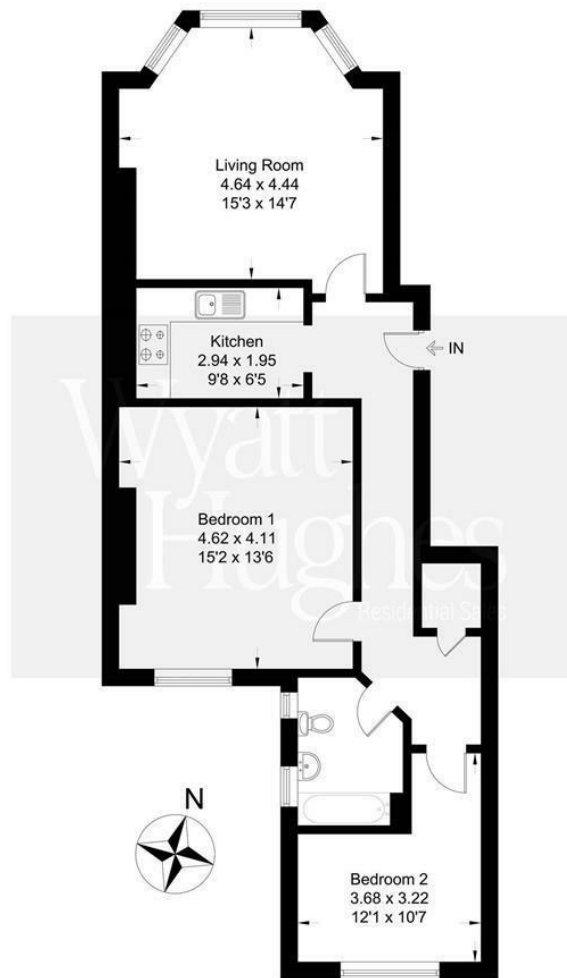
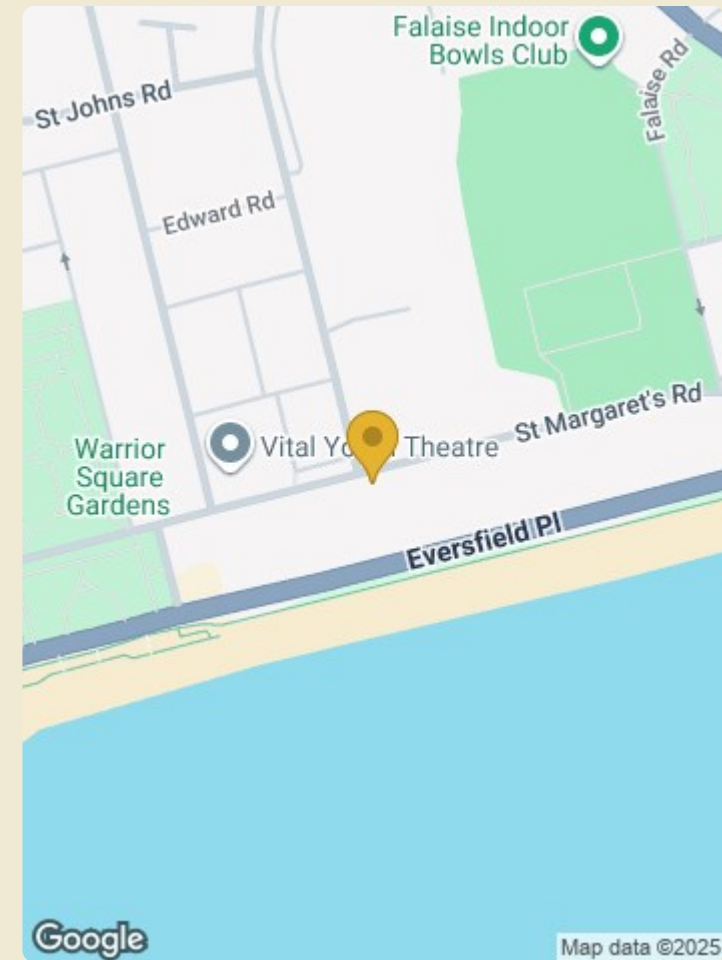


Illustration for identification purpose only, measurements are approximate, not to scale. © 2019



| 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                                                 |  | 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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