



HOME + CASTLE
ESTATE AGENTS

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VIEWING HIGHLY
RECOMMENDED

new
instruction



Eversfield Place, St Leonards-On-Sea, TN37 6QP

1 Bedroom Ground Floor Seafront Apartment

Home + Castle are pleased to advertise this spacious, CHAIN FREE, 1 bedroom ground floor, seafront apartment within walking distance of Warrior Gardens, St Leonards Gardens and Warrior Square station. A wide variety of cafes, restaurants, bars, independent retailers and art galleries are all close by. Will be sold with an extended lease of 184 years.

Fantastic location, right on the seafront and very nicely presented.

FOR SALE

LEASEHOLD

£159,950

Dimensions

Dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. Kitchen appliances shown on the floor plan are purely for illustration purposes and only included if integrated, built-in or specifically stated. No systems or appliances have been tested.

Service Charges - £2,126.10 p.a. which includes £354.76 into the Reserve Fund - Ground Rent - Peppercorn. Electric heating but gas supply is available.

Entrance

Steps to front door of main building. Well maintained communal hallway with private door to apartment located on to the left.

Hall 10'6" max x 4' max (3.20m max x 1.22m max)

Private door to hallway. Wall mounted telephone entry system, airing cupboard with hot water cylinder and shelving, storage cupboard with hanging rail, ceiling spot lights x 2 and wood effect laminate flooring.

Lounge Diner 14'3" max x 15'5" max (4.34m max x 4.70m max)

Spacious lounge diner with double glazed, floor to ceiling bay windows looking directly out to seafront. High ceiling (10'10"), spotlight fitting, power points and wood effect laminate flooring. Electric wall-mounted heater. Tilt & turn windows left and right of the bay offer access out to small balcony area on both sides which could accommodate a chair and small table or shelf off the railings.

Balcony

Small balcony area to the left and right, which which would take a chair and small table. Accessed from lounge diner via floor to ceiling tilt & turn double glazed windows.

Bedroom 13'6" max x 11'1" max (4.11m max x 3.38m max)

Double bedroom with built-in wardrobe, double glazed window to rear of building, electric wall-mounted heater, pendant light, power points and carpet.

Kitchen 9'2" x 5'8" (2.79m x 1.73m)

Range of cupboards and worktop. Built-in electric hob and oven, spaces for tall fridge freezer, washing machine and dishwasher. High level opaque window to lounge diner. Ceiling spot lights, power points, extractor fan and smoke alarm.

Wet/Shower Room 7'10" x 4'5" (2.39m x 1.35m)

Wet room with WC, cubicle with electric shower, basin in vanity unit, extractor fan and ceiling light.

Additional Information

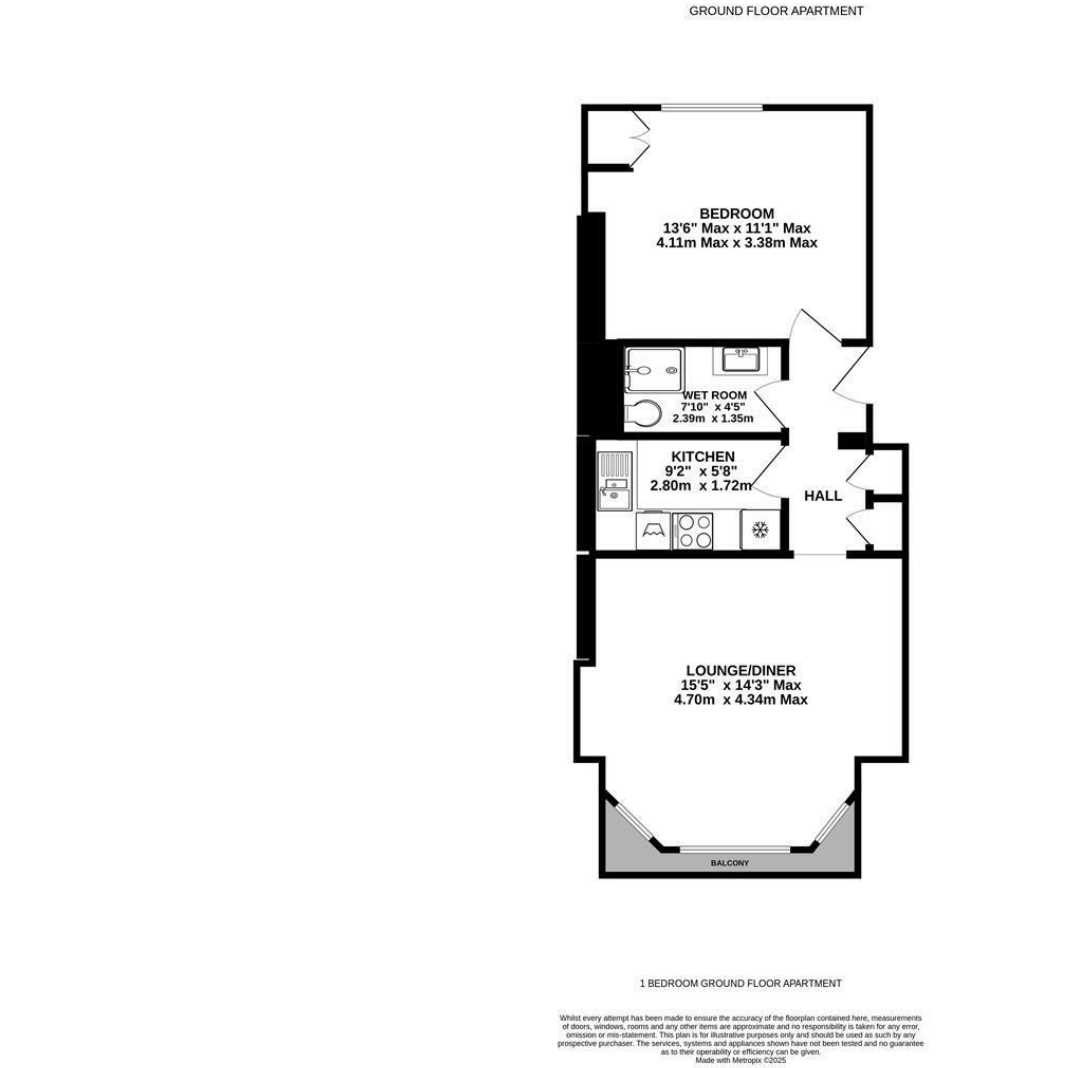
Council Tax Band A

The vendor has advised of the following,

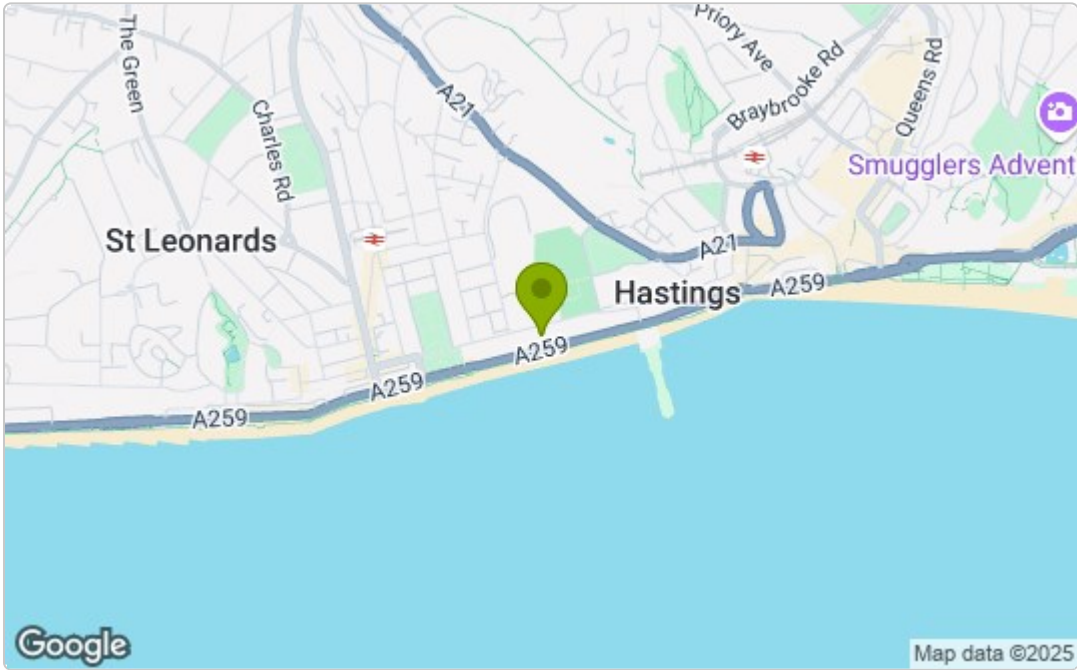
Will be sold with an extended lease of 184 years.

OPTION AVAILABLE to purchase at £140,000 with current lease of 59 years.

Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

