



OAKFIELD



St. Johns Road, St. Leonards-On-Sea TN37 6JT

Offers In Excess Of £200,000



**St. Johns Road, St.  
Leonards-On-Sea TN37  
6JT**

Welcome to this lovely ground floor flat in the heart of St Leonards on Sea! Boasting two double bedrooms, this property offers a comfortable and convenient living space. Being marketed chain-free and with a share of freehold, along with a long lease of 948 years, this home ensures peace of mind for years to come.

Located just a stone's throw away from St Leonards Warrior Square Train Station and within walking distance to the centres of both St Leonards and Hastings, this flat offers the perfect blend of connectivity and comfortable living.

Recently renovated throughout, including a modern kitchen and bathroom, the property also benefits from a new central heating system. The spacious living area seamlessly flows onto a private patio, ideal for enjoying the fresh sea air, while extensive communal gardens provide ample space for relaxation. With the added bonuses of parking and its own garage, this property presents a fantastic opportunity for those seeking a comfortable and stylish coastal lifestyle.





### Living Room

14'8 x 11'7 (4.47m x 3.53m)

### Kitchen

13'8 x 6'6 (4.17m x 1.98m)

### Bedroom

11'4 x 9'6 (3.45m x 2.90m)

### Bedroom

8'1 x 11'4 (2.46m x 3.45m)



### Bathroom

4'8 x 6'6 (1.42m x 1.98m)

### WC

2'10 x 5'5 (0.86m x 1.65m)

### Council Tax Band - A £1552

### Lease Information

The seller advises that the property is offered as leasehold and has approximately 948 years remaining on the lease. The service charge is approximately 1,500 per annum with a ground rent of £50 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



## Floor Plan

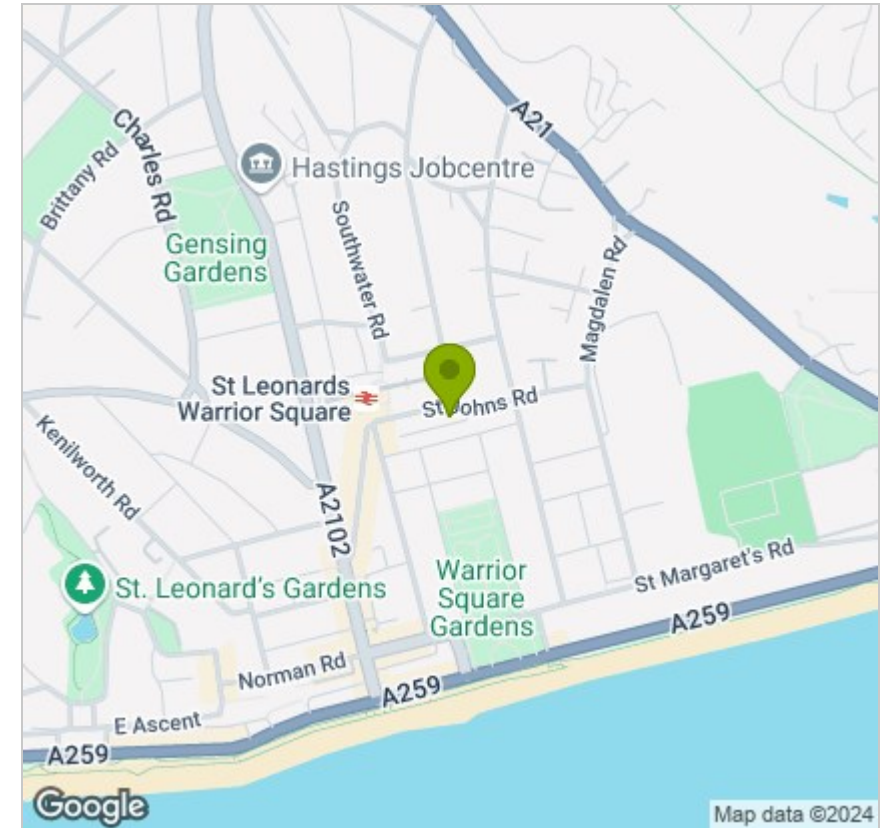


## Viewing

Please contact us on 01424 722122 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

