



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

Asking Price £260,000

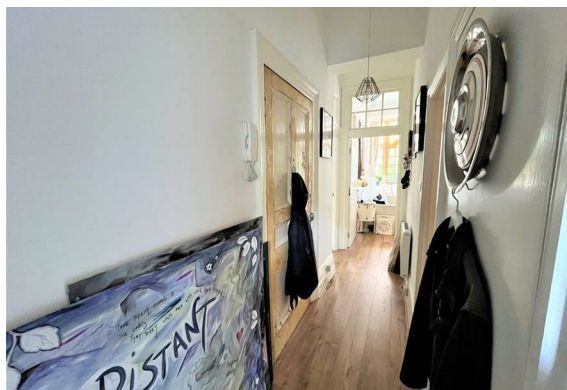
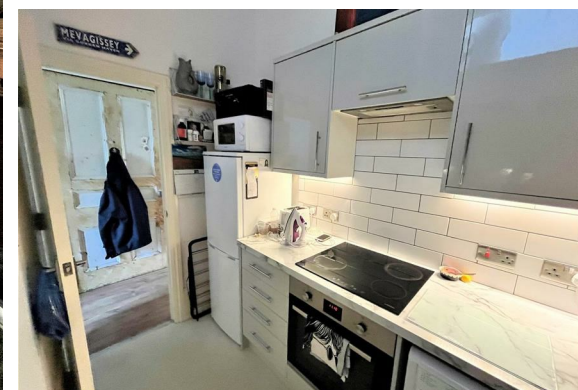


## Pevensey Road, St. Leonards-On-Sea TN38

This stunning two bedroom flat is adorned with natural light and plenty of space. Boasting beautiful high ceilings and period features throughout. This converted Victorian property is the perfect match of period styling with all the mod-cons! Located just half a mile from Warrior Square train station, you're never far away from the action!

The living room is spacious and welcoming, with a lovely fireplace and plenty of room for relaxing. Featuring a large bay window for plenty of sunlight, this room is the jewel in the crown. The kitchen is modern and well-equipped, with everything you need to cook up a storm. The master bedroom is both large and comfortable, with plenty of storage space and the accompanying second bedroom is perfect for small families, or as a guest room. The bathroom is modern and stylish, with a large bathtub with shower.

The property also has access to significant communal gardens which are very well looked after and are the perfect suntrap! Overall, this is a beautiful and charming home that's perfect for anyone who loves Victorian architecture and modern amenities.







### Living Room

13'10" x 20'2" (4.22m x 6.17m)

### Master Bedroom

8'1" 16'9" (2.47m 5.12m)

### Kitchen

9'8" x 6'5" (2.96m x 1.98m)

### Bedroom Two

6'3" x 11'6" (1.91m x 3.53m)

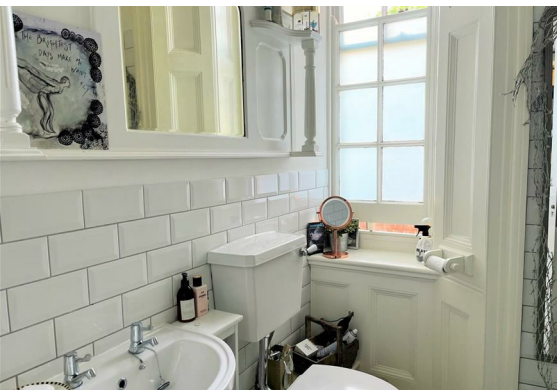
### Bathroom

7'6" x 8'0" (2.31m x 2.45m)

**Council Tax Band A - £1,552.11 per annum**

### Lease Information

The seller advises the property is offered as a share of the freehold with a leasehold with approximately 992 years remaining, with no ground rent to pay and the annual service charge is £1,920 with an additional sinking payment of £720 per annum.





## Floor Plan



## Viewing

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

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## Area Map



## Energy Efficiency Graph

