



OAKFIELD



Norman Road, St Leonards-On-Sea TN37 6NH

Asking Price £140,000



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## Norman Road, St Leonards-On-Sea TN37 6NH

Located in the heart of St Leonards is this well presented and unique third floor one bedroom flat.

This property is a short stroll away from the seafront, Warrior Square train station and surrounded by a number of popular coffee shops, bakeries, bars and pubs.

Accommodation comprises of open plan living room / dining room with wooden beam features. Fitted kitchen with matching wall and base units, and space for a washing machine and fridge freezer.

Modern fitted bathroom with a shower over the bath wash hand basin and WC. One bedroom with characterful features.

Viewing is highly recommended to see this properties full potential!







**Lounge**  
14'0 x 7'0 (4.27m x 2.13m)

**Kitchen**  
7'0 x 7'0 (2.13m x 2.13m)

**Bedroom**  
13'0 x 7'0 (3.96m x 2.13m)

**Bathroom**  
7'0 x 6'0 (2.13m x 1.83m)

**Council Tax Band - A £1,625 Per annum**

**Lease Information**

The seller advises that the property is offered as leasehold and has approximately 119 years remaining on the lease. The service charge £400 per annum and a ground rent of £250 per annum and insurance is £150 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors 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

