

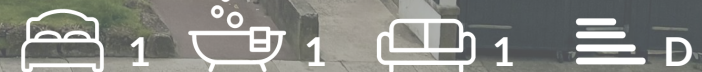


OAKFIELD



Eversfield Place, St. Leonards-On-Sea TN37

Offers Over £175,000





## Eversfield Place, St. Leonards-On-Sea TN37

Want to be a stone's throw away from the beach? Then we have the perfect property for you!

Located directly on the promenade with stunning sea views is this one bedroom second floor apartment.

Accommodation comprises of an entrance lobby with entry phone system. Large open plan living room and modern fitted kitchen.

You also have access to a private balcony with space for a table and chairs. Bedroom with direct sea views. Stylish fitted bathroom with a shower over the bath, wash hand basin and WC.

This property is within close walking distance to St Leonards where you will find a number of amenities, coffee shops, restaurants and bars. St Leonards train station and is only metres away from the beach!

Viewing is highly recommended to see this properties full potential!







**Lounge/Kitchen Area**  
24'10 x 10'11 (7.57m x 3.33m)

**Bedroom**  
12'1 x 7'9 (3.68m x 2.36m)

**Bathroom**  
7'9 x 5'1 (2.36m x 1.55m)

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

**Lease Information**

The seller advises that the property's offered as leasehold and has approximately 159 years remaining on the lease. The service charge is approximately £150 per month, and a ground rent of £100 every six months. 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

