



OAKFIELD



Lovat Mead, St. Leonards-On-Sea TN38 8EH

Offers In Excess Of £150,000





## Lovat Mead, St. Leonards-On-Sea TN38 8EH

Tucked away in a quite cul-de-sac is this well presented two bedroom ground floor flat located in a popular part of St Leonards On Sea. You are within walking distance to the seafront and within easy reach of Raven Side Retail park where you can find a Tesco, B&Q, Halford and lots more.

Part of a purpose built block on the ground floor you can find inside a south facing living room with characterful features, off of this is the kitchen with matching wall and base units, two bedrooms both of which benefit from built in wardrobe space with sliding doors. Ample storage cupboard in the hallway and fitted bathroom with a shower over the bath, wash hand basin and WC.

Further benefits include, entry phone system, long lease, share of freehold and an allocated parking space just outside the flat entrance.

This property is also being sold CHAIN FREE!







**Living Room**  
17'9" x 9'10" (5.4m x 3m)

**Kitchen**  
8'6" x 7'3" (2.6m x 2.2m)

**Bathroom**  
8'6" x 6'7" (2.6m x 2m)

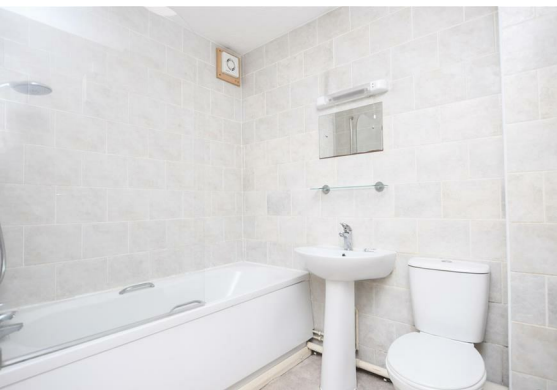
**Bedroom One**  
14'5" x 8'2" (4.4m x 2.5m)

**Bedroom Two**  
10'6" x 5'7" (3.2m x 1.7m)

**Council Tax Band A - £1,702.76 Per annum**

**Lease Information**

The seller advises that the property is offered as leasehold and has approximately 156 years remaining on the lease and the maintenance is approximately £1714 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

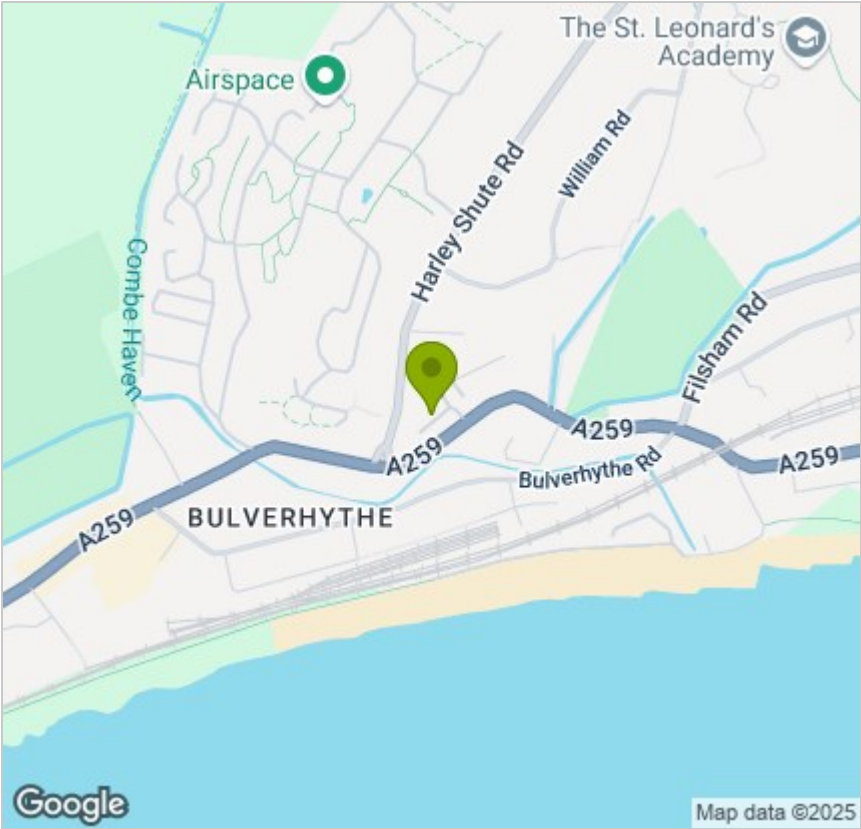


Viewing

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

Area Map



Energy Efficiency Graph

