

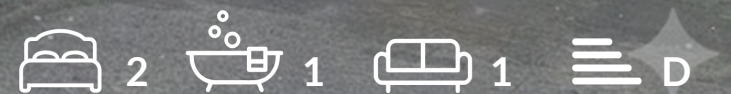


OAKFIELD



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

Offers In Excess Of £145,000



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Tucked away in a quiet cul-de-sac, this well-presented two-bedroom ground floor flat is perfectly situated in a popular part of St Leonards-on-Sea. The location offers the best of both worlds, providing a peaceful setting within walking distance of the seafront and easy access to Raven Side Retail Park, where you'll find Tesco, B&Q, Halfords, and more.

Set within a purpose-built block, this ground-floor flat features a bright, south-facing living room filled with character and charm. The modern kitchen offers matching wall and base units, while both bedrooms include built-in wardrobes with sliding doors. A spacious hallway storage cupboard adds convenience, and the bathroom is fitted with a shower over the bath, wash hand basin, and WC.

Further benefits include an entry phone system, a long lease with a share of the freehold, and an allocated parking space located directly outside the entrance. The property is also being sold chain free, making it an excellent opportunity for first-time buyers, downsizers, or investors seeking a low-maintenance home in a sought-after coastal location.





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)

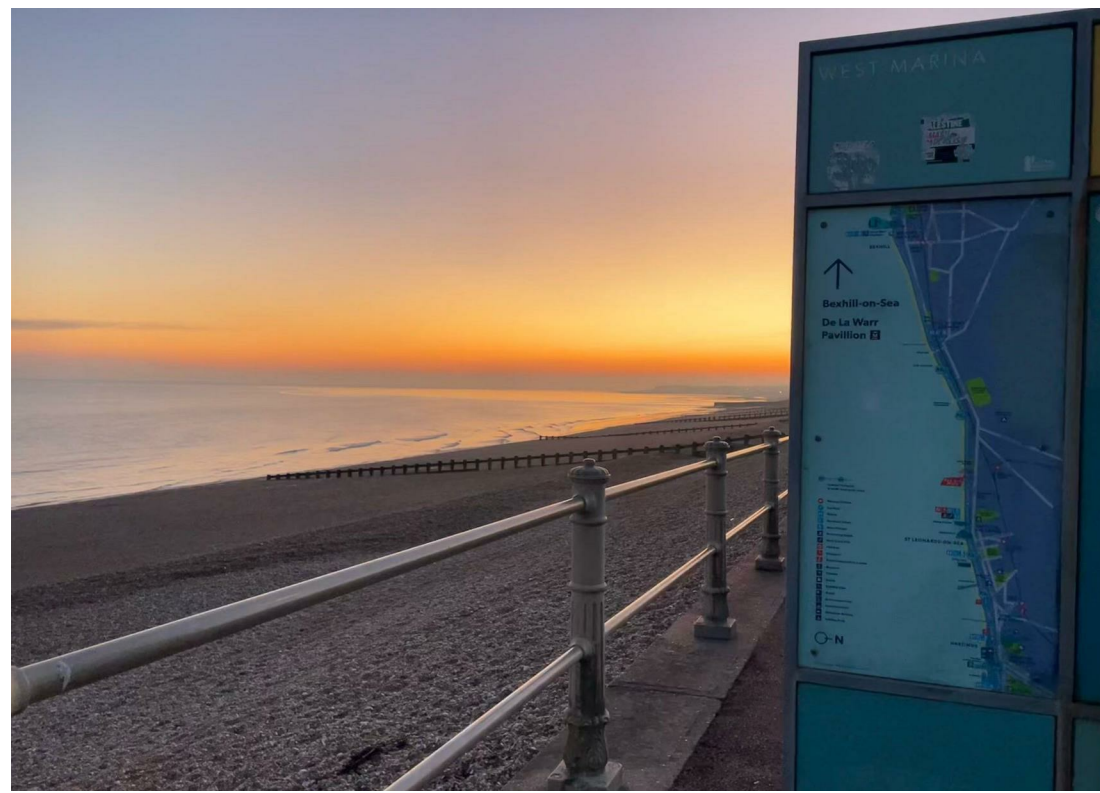
Bedroom Two

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 £1375 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

