



OAKFIELD



London Road, St Leonards-On-Sea TN37

Asking Price £145,000



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## London Road, St Leonards-On-Sea TN37

Well presented first floor flat located in the heart of St Leonards On Sea. This property is only a short stroll from the seafront, all the local shops and coffee spots on Kings Road and also within close walking distance to Warrior Square train station.

Accommodation comprises of a good sized living room with bay fronted windows, a modern fitted kitchen that benefits from matching wall and base units. Fitted bathroom with a shower over the bath, wash hand basin and WC. Good sized bedroom with built in wardrobe space.

This property is being sold chain free and comes with a long lease and low service charge, to avoid disappointment please call now to book a viewing!







### Living Room

15'9" x 11'2" (4.8m x 3.4m)

### Kitchen

9'2" x 5'11" (2.8m x 1.8m)

### Bedroom

12'10" x 10'6" (3.9 x 3.2m)

### Bathroom

6'3" x 5'7" (1.9m 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 118 years remaining on the lease and the maintenance is approximately £500-£700 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

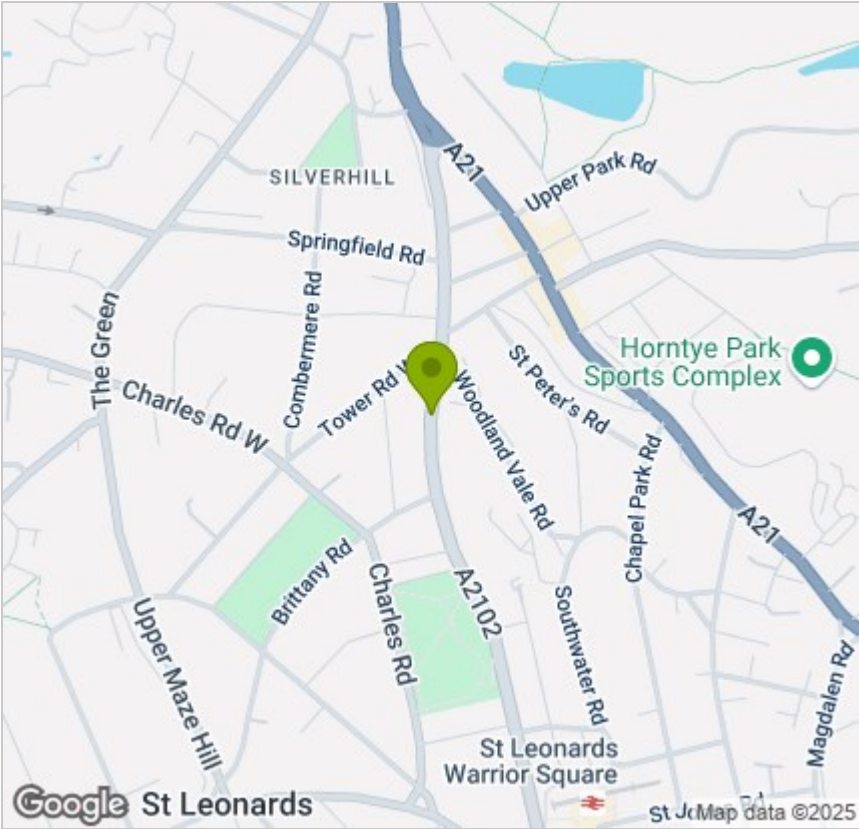


Viewing

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

