



OAKFIELD



Boscobel Road, St. Leonards-On-Sea, TN38 0LU

Asking Price £130,000



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Spacious 1-Bedroom Ground Floor Flat – St Leonards-on-Sea

Located in one of the most desirable parts of St Leonards-on-Sea, this charming ground floor flat forms part of a stunning period building and offers a perfect blend of character and modern living.

The property boasts high ceilings and large windows, creating a wonderfully light and spacious feel throughout. At the heart of the home is an open-plan kitchen and lounge, complete with a feature fireplace. The modern kitchen is fitted with an electric oven, gas hob, and has space for a fridge-freezer along with a freestanding washing machine.

A hallway leads to the generously sized double bedroom, quietly positioned at the rear of the building and overlooking a peaceful courtyard – an ideal retreat. The accommodation is completed by a contemporary shower room with a power shower, wash hand basin, and WC.

Perfectly placed, the property is just a 5-minute walk from the beach and close to the much-loved St Leonards Gardens, the historic heart of Burton St Leonards. Local shops, cafés, galleries, fantastic pub and excellent transport links are all within easy reach, making this an ideal home for those seeking both convenience and coastal living.





Living room

13'8" x 12'4" (4.17 x 3.77)

Kitchen

9'7" x 6'1" (2.92m x 1.85m)

Bedroom

13'2" x 9'9" (4.01m x 2.97m)

Shower room

8'5" x 5'2" (2.59 x 1.58)

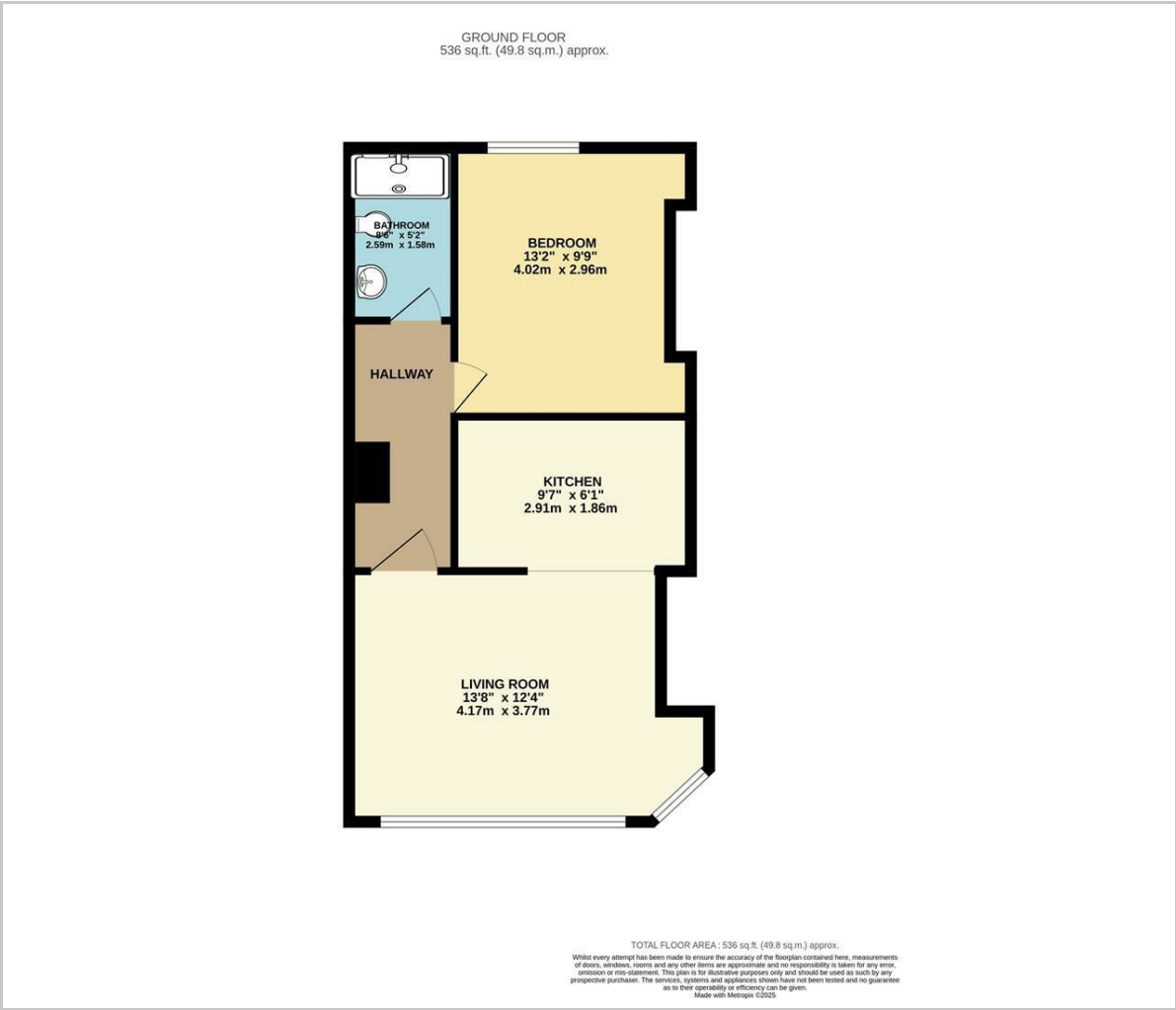
Council Tax Band A - £1,702.76 Per Annum

Lease Information

The seller advises that the property is Leasehold and has approximately 97 years remaining on the lease and the maintenance is approximately £900 per annum but is paid on an as and when basis. The ground rent is £150 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

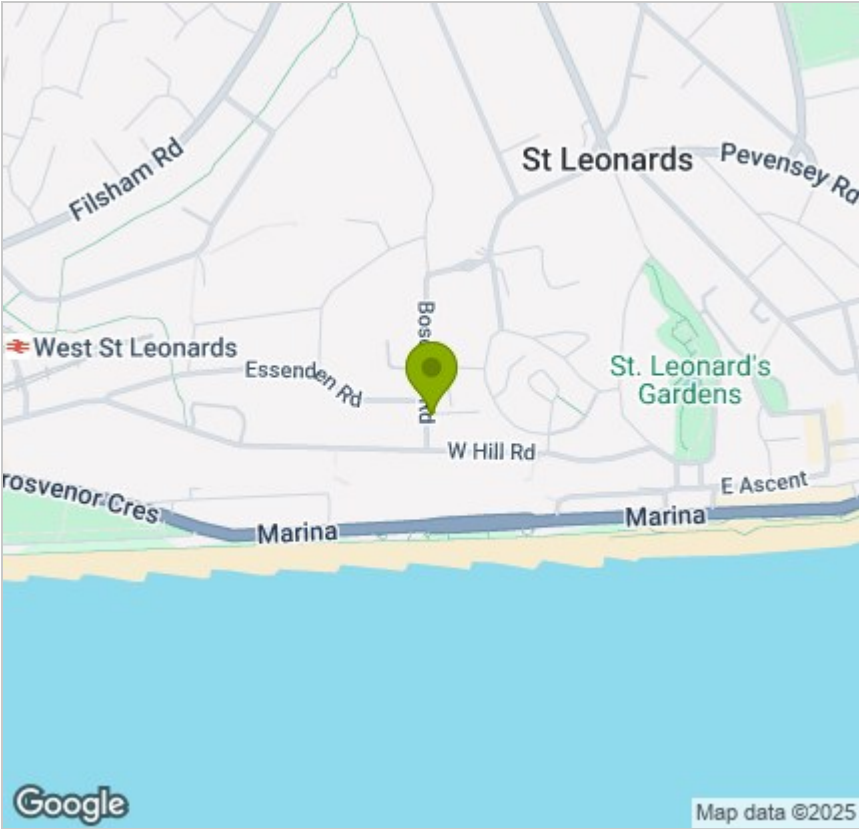


Viewing

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

