



## 6 Ticehurst Court, 10 Albany Road, St. Leonards-On-Sea, TN38 0YB

A SPACIOUS TWO BEDROOM SECOND (TOP) FLOOR FLAT, FORMING PART OF THIS PURPOSE BUILT BLOCK WHICH IS SITUATED CLOSE TO ST LEONARDS GARDENS, THE PROMENADE AND SEAFRONT. THE PROPERTY IS SET BACK FROM ALBANY ROAD AND ALSO COMES WITH A SHARE OF THE FREEHOLD, A GARAGE AND AN ALLOCATED PARKING SPACE AS WELL AS COMMUNAL GARDENS.

That flat enjoys a tucked away position in this sought after road in St Leonards and provides accommodation to include a 15'0 x 10'5 dual aspect living room, a 9'6 x 9'3 fitted kitchen/breakfast room, a bathroom/w.c with modern suite and two good sized bedrooms with built in wardrobes to the main bedroom. Outside, there are residents communal gardens enjoying a south westerly aspect and this flat also has the benefit of a garage which has allocated parking in front. There is also an outside communal drying area as well as additional residents parking.

Further benefits include gas fired central heating, double glazing, a Share of the Freehold and the property is to be sold CHAIN FREE. We are advised that there is the remainder of a 999 Year Lease (approx. 50 years expired) and the annual service charge is £1,000 with the ground rent being £250 per annum plus £50 p.a. ground rent for the garage. Early viewing is considered essential with sole agents, Charles & Co.

Price £199,950

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- Two Bedroom Top Floor Flat
- Dual Aspect Living Room
- Communal Gardens
- To Be Sold Chain Free
- Sought After St Leonards Location
- 9'6 x 9'3 Fitted Kitchen/Breakfast Room
- Close to Park & Beach
- Garage & Allocated Parking Space
- Modern Bathroom/W.C
- GCH & Double Glazed

## Communal Entrance Hall

## Entrance Lobby

## Entrance Hall

## Living Room

15'0 x 10'5 (4.57m x 3.18m)

## Kitchen/Breakfast Room

9'6 x 9'3 (2.90m x 2.82m)

## Bedroom One

13'9 x 9'8 (4.19m x 2.95m)

## Bedroom Two

10'11 x 7'1 (3.33m x 2.16m)

## Bathroom/W.C

6'9 x 6'0 (2.06m x 1.83m)

## Outside

## Communal Gardens

## Garage





# Floor Plan

SECOND FLOOR  
717 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA : 580sq.ft. (53.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	