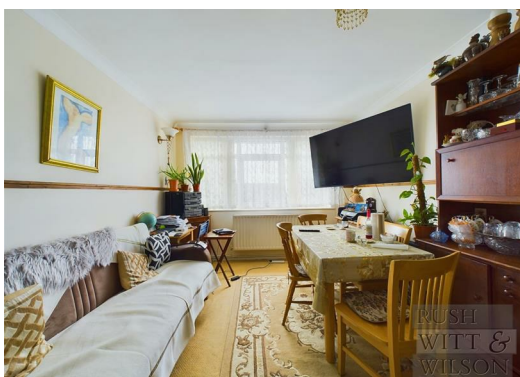




Flat 4, 111b Sedlescombe Road North, St Leonards, TN37 7EJ Offers In Excess Of £150,000

This delightful flat in situation on Sedlescombe Road North presents an excellent opportunity for those looking for investment or their first home. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a comfortable living space. The layout offers a blank canvas for modernisation, allowing you to infuse your personal style and preferences into the design. The flat features a welcoming reception room, good sized kitchen, two double bedrooms and a bathroom. All of which presents an opportunity for an upgrade to suit the buyers taste. One of the standout features of this property is that it is sold chain free, providing a smooth and straightforward purchasing process. This is particularly advantageous for first-time buyers or those looking to invest in a property with potential. This flat is close to local amenities and transport links, making it convenient for daily living. Whether you are looking to make this your own residence or seeking a promising investment opportunity, this is a property worth considering.



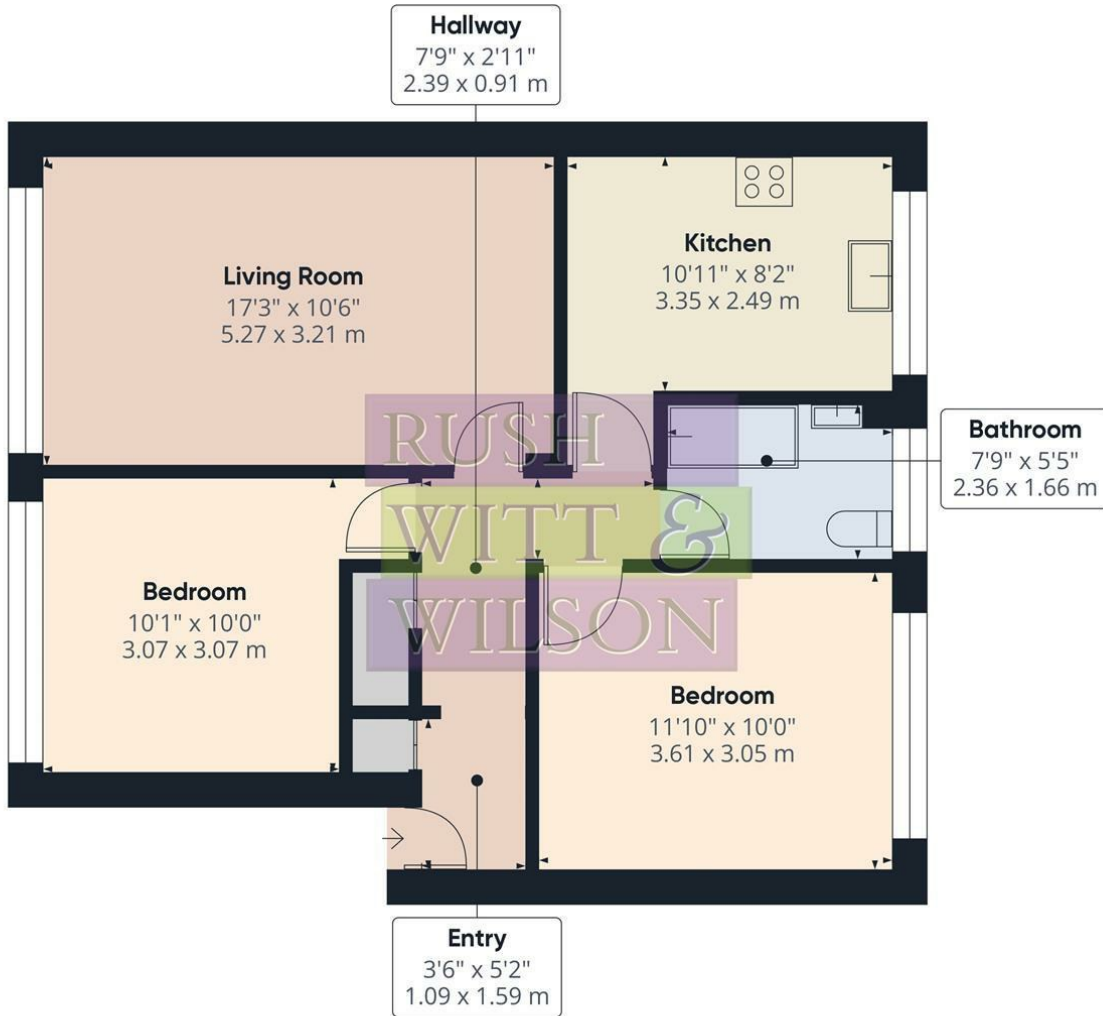
Approximate total area⁽¹⁾
621.94 ft²
57.78 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

