



OAKFIELD

Chapel Park Road, St Leonards-On-Sea TN37

Asking Price £130,000



## Chapel Park Road, St Leonards-On-Sea TN37

This spacious ground floor apartment ideally situated in a popular residential location, close to St Leonard's railway.

As you enter the property you are welcomed to an entrance hall with built in storage cupboard, with easy access to all rooms.

The main reception is spacious with bay window to front aspect. The kitchen is separate and fitted with a range of wall mounted and matching base units with work surface over.

The bedroom is to the rear with bay window and there is also a separate bathroom fitted with a three piece suite.

Additional benefits include gas central heating, double glazing and street parking.





### Living Room

17'0 x 12'6 (5.18m x 3.81m)

### Bedroom

14'0 x 13'0 (4.27m x 3.96m)

### Kitchen

9'11 x 5'3 (3.02m x 1.60m)

### Bathroom

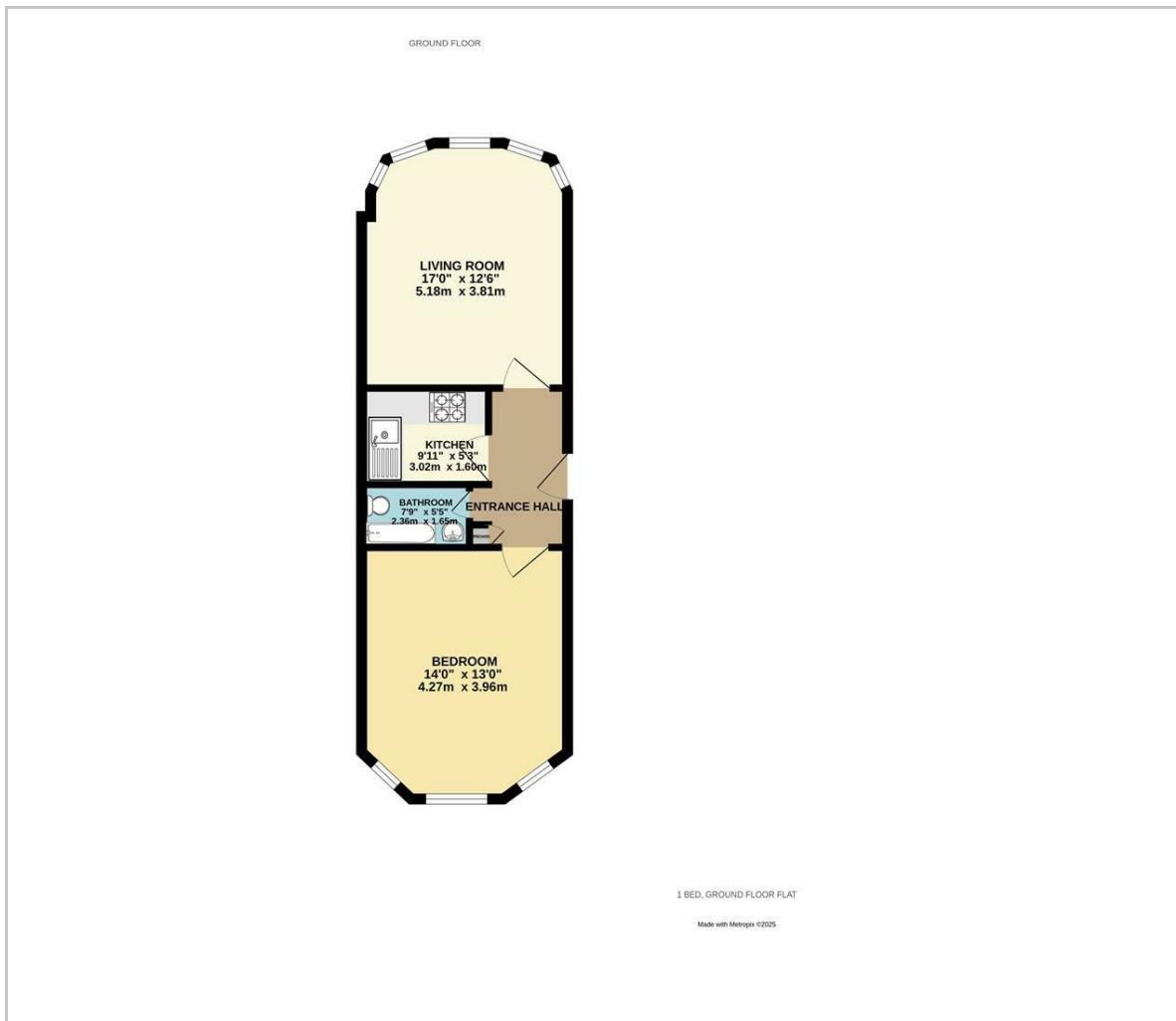
7'9 x 5'5 (2.36m x 1.65m)

**Council tax Band A - £1,624.98 Per annum**

### Lease Information

The seller advises that the property is offered as leasehold and has approximately 80 years remaining on the lease and the maintenance is approximately £813.13 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.

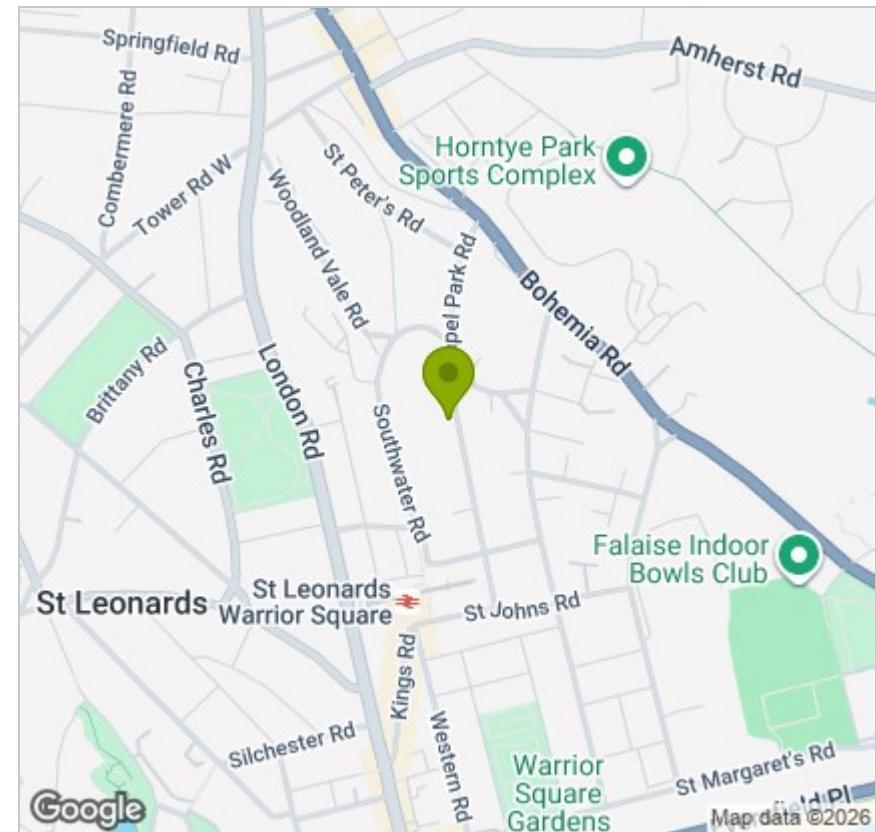
## Floor Plan



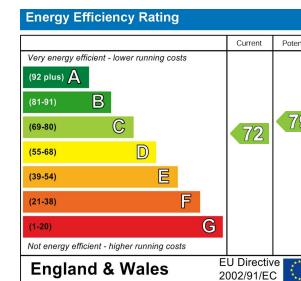
## Viewing

Please contact us on 01424 224700  
if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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.