



HOME + CASTLE
ESTATE AGENTS

Home and Castle Estate Agents
4 Millfields, Station Rd, Polegate BN26 6AS
Tel: 01323 481922
Email: info@hcsussex.co.uk
hcsussex.co.uk



new
instruction



Dane Road, St Leonards-On-Sea, TN38 0QU

Ground Floor 2 Bedroom Purpose Built Flat

Home + Castle are pleased to advertise this spacious, CHAIN FREE, well presented and recently decorated, 2 bedroom ground floor flat located opposite Markwick Gardens and within a short walk of St Leonards Warrior Square station, St Leonards Gardens and the seafront. The Kings Road and Norman Road are minutes away, offering a wide variety of independent retailers, restaurants, cafes, bars and galleries.

FOR SALE

SHARE OF FREEHOLD

£239,950

Front of Building

Communal gardens laid to lawn with tress, mature shrubs and hedges. Parking for visitors. Steps up to main entrance. Driveway to side of building leading to underground car park located to the rear.

Main Entrance

Main door leads to well maintained communal hallway with door to Flat 2 located to the right. Stairs from communal hallway down to underground car park.

Hallway

Parquet flooring, pendant light, wall mounted electric heater. Cupboard housing water cylinder.

Living Room 15'10" x 12'7" (4.83m x 3.84m)

Parquet flooring, pendant light, wall lights, power points, wall mounted electric heater and double glazed window to front of building.

Kitchen Diner 15'10" x 10'11" (4.83m x 3.33m)

Dual aspect with double glazed windows to front and side of building. Wall cupboards, base units, worktops, double stainless steel sink, built-in electric oven with extractor above, washing machine (included), built-in microwave, power points, ceiling spot lights x 2, wall mounted electric heater and tiled floor. Glazed door to living room.

Bedroom 1 14'8" x 10'9" (4.47m x 3.28m)

Parquet flooring, pendant light, power points, wall mounted electric heater and double glazed window overlooking communal gardens to rear of building.

Bedroom 2 11'1" x 10" (3.38m x 3.05m)

Parquet flooring, pendant light, power points, wall mounted electric heater and double glazed window overlooking communal gardens to rear of building.

Bathroom 7'8" max x 5'9" max (2.34m max x 1.75m max)

Opaque double glazed window (with extractor fan inset) to side of building, wall mounted cabinet, bath with screen and shower riser, basin with vanity unit, ceiling light, tiled floor and walls.

Separate WC 7'8" x 3' (2.34m x 0.91m)

WC, basin, ceiling light, tiled floor, part tiled walls and opaque double glazed window to side of building.

Parking

Underground Car Park to rear of building.
Allocated parking bay.
Door from car park leads up to communal entrance hall.

Rear of Building

Communal garden laid to lawn with mature trees, shrubs and hedging.

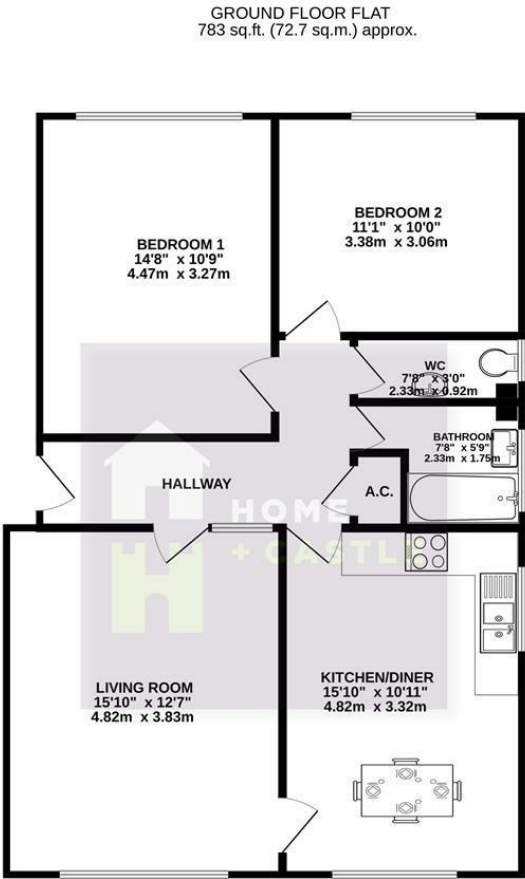
Additional Information

6 Purpose Built Flats within Hamilton Lodge.
1/6 Equal Share of Freehold.
Lease - 999 years from 25/12/1971.
Service Charges - £750 p.a.
Council Tax Band - B - £2,081.78 p.a. (Discount available for single person occupancy)
Energy Performance Rating - Awaiting EPC.
Communal gardens to front and rear of building.

Dimensions

Dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. Kitchen appliances shown on the floor plan are purely for illustration purposes and only included if integrated, built-in or specifically stated. No systems or appliances have been tested.

Floor Plan



2 BEDROOM GROUND FLOOR FLAT
TOTAL FLOOR AREA: 783 sq.ft. (72.7 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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Area Map



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.

Energy Efficiency Graph

