



**St. Margarets Road  
St Leonards-On-Sea, East Sussex TN37 6EH**

**Guide price £130,000 Leasehold**

**Wyatt  
Hughes**  
Residential Sales

# St. Margarets Road, St Leonards-On-Sea, East Sussex TN37 6EH

**\*\*GUIDE PRICE BETWEEN £130,000- £140,000\*\***

Looking for a smart and well-proportioned one bedroom apartment in a convenient St Leonards location? Situated on St Margarets Road, this well-presented flat offers comfortable living with a practical layout, ideal for first-time buyers, downsizers, or investors alike.

The accommodation is arranged around a central hallway, providing access to all rooms. The living room is a bright and spacious area, offering plenty of room for both seating and dining, making it a great space to relax or entertain. The kitchen is well-sized and functional, with ample worktop and storage space, ideal for day-to-day use.

The bedroom is a generous double, offering a calm and comfortable space with room for additional furniture if required. The shower room is neatly presented and conveniently positioned, completing the internal accommodation.

The overall layout feels well balanced, with a good flow between rooms and a sense of space throughout. The property is well suited to those seeking a low-maintenance home in a central yet quieter residential setting.

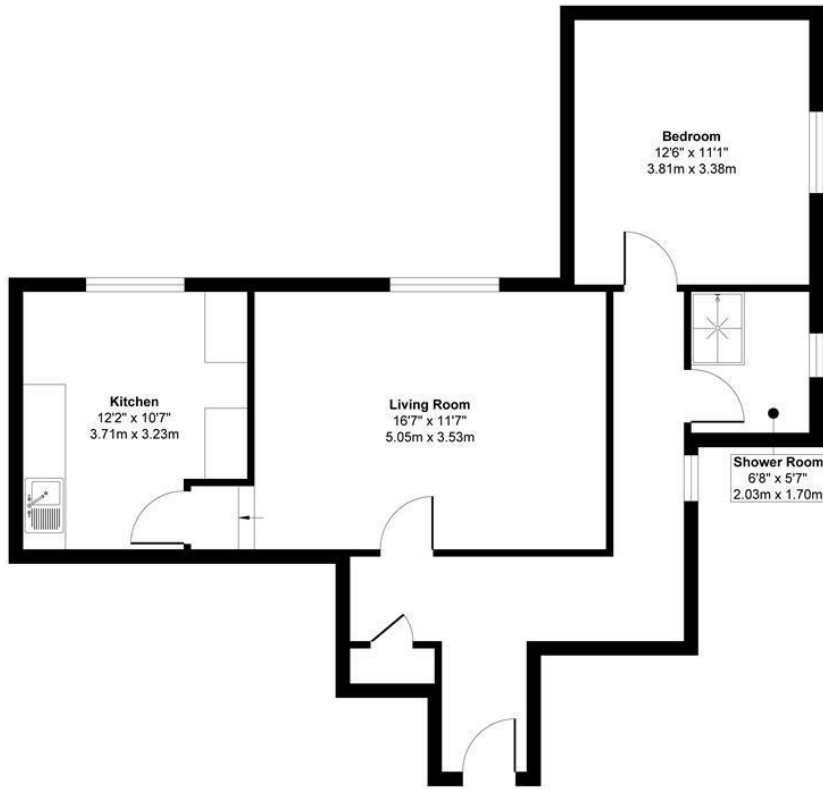
Located on St Margarets Road, the flat is within easy reach of local amenities, transport links, and the vibrant hubs of both St Leonards and Hastings. The seafront is also within accessible distance, making this a great spot for those who enjoy coastal living.

- TAX BAND A
- 667 SQ FT
- £75/YEAR ANNUAL GROUND RENT
- VERY WELL PRESENTED THROUGHOUT
- EPC RATING E
- 125 YR LEASE FROM 2005
- SERVICE CHARGE OF £1216 EVERY 6 MONTHS ( PART OF WHICH GOES INTO A SINKING FUND )
- NO ONWARD CHAIN



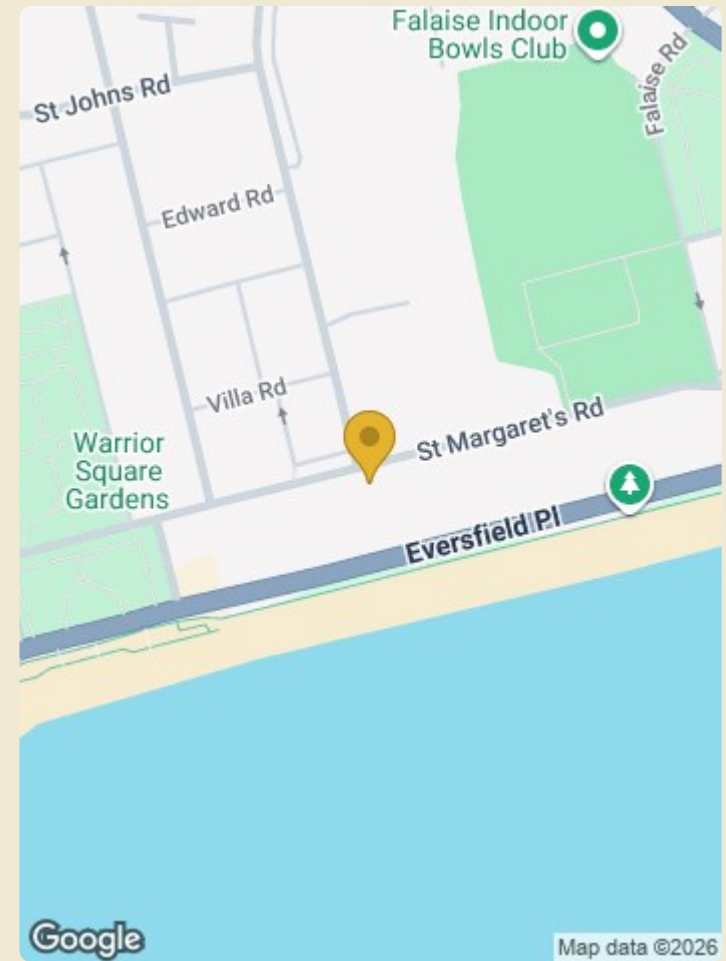
# Charmaine Court

Approximate Gross Internal Floor Area  
667 sq. ft / 61.96 sq. m



GROUND FLOOR

Produced By Picpreview.co.uk Ltd.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>85</b>	<b>England &amp; Wales</b>
		<b>46</b>	EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

18 Grand Parade, Hastings, East Sussex, TN37 6DN

Tel: 01424 423110

Email: sales@wyatthughes.co.uk

www.wyatthughes.co.uk

