



OAKFIELD



Magdalen Road, St. Leonards, TN37 6ET

Asking Price £170,000



## Magdalen Road, St. Leonards, TN37 6ET

This spacious one double bedroom, second floor flat is coming available in a highly convenient location close to both Hastings and St Leonards.

The property is well presented throughout and offers a bright and airy feel. It comprises a modern fitted kitchen complete with electric oven and hob, a well-presented bathroom with a white suite and shower over the bath, a generous double bedroom, and a comfortable lounge with plenty of natural light.

Additional benefits include gas central heating and permit-free street parking.

Ideally situated, the flat provides excellent access to St Leonards Warrior Square mainline station, the seafront promenade, and a wide range of local amenities including shops, bars, restaurants, and coffee shops.

The property is offered chain free with vacant possession, making it ready for immediate occupancy.





### Living Room

12'3" x 12'0" (3.73m x 3.66m)

### Kitchen

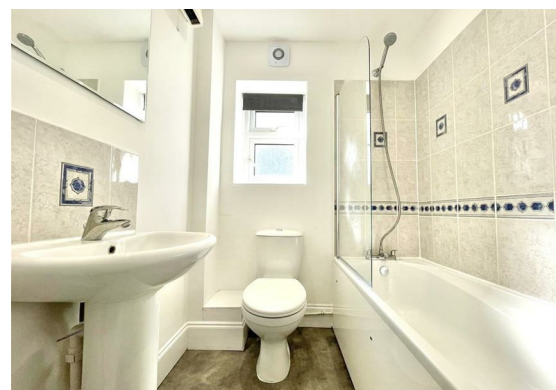
12'0" x 5'0" (3.66m x 1.53m)

### Bedroom

11'7" x 10'10" (3.53m x 3.30m)

### Bathroom

6'9" x 5'10" (2.07m x 1.79m)



**Council Tax Band A - £1,784.39 Per Annum**

### Lease Information

The seller states the property is leasehold with a 189-year lease, 143 years remaining. Service charge for next year is 195.72 per month. The reserve fund is £44 pm. Payments are made bi annually. A Right to Manage is in place. 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

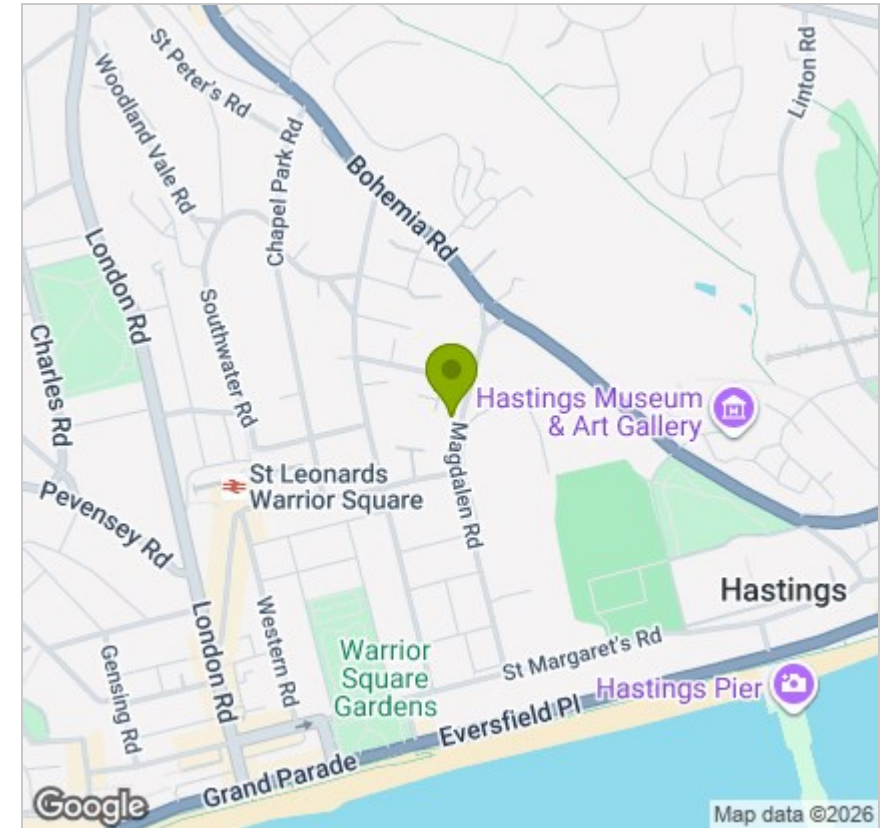


## Viewing

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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

