



OAKFIELD



St. Pauls Place, St. Leonards, TN37 6HG

Price Guide £165,000



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## St. Pauls Place, St. Leonards, TN37 6HG

GUIDE PRICE £165,000 - £175,000

A spacious and well-presented one-bedroom flat with far-reaching sea views, ideally positioned within walking distance of St Leonards town centre and mainline station.

The property offers particularly generous proportions throughout, including a large living room measuring over 6.4m and a spacious double bedroom in excess of 5m. High ceilings and a bay window create a bright and airy living space, enjoying elevated views towards the coast. The accommodation further comprises a separate fitted kitchen with integrated oven and hob, a well-proportioned double bedroom with built-in storage, and a bathroom with full-sized bath and shower over.

Vacant possession from May, making it an ideal purchase for both owner-occupiers and investors seeking a straightforward, chain-free transaction. Set within a popular location characterised by period architecture and strong transport links, the flat is well suited to first-time buyers, commuters, or those seeking a coastal base.

Living Room – 6.45m x 4.35m (narrowing to 3.97m)

Kitchen – 3.09m x 2.41m

Bedroom – 5.07m x 3.25m (narrowing to 2.84m)

Bathroom – 2.87m x 2.70m

Council Tax Band A – £1,702.76 per annum

Lease Information – The seller advises that the property is leasehold with approximately 86 years remaining. Maintenance is approximately £970 per annum. Buyers are advised to confirm details via their solicitor.



### Living Room

21'1" x 14'3" (narrowing to 13'0")  
(6.45m x 4.35m (narrowing to 3.97m))

### Kitchen

10'1" x 7'10" (3.09m x 2.41m)

### Bedroom

16'7" x 10'7" (narrowing to 9'3") (5.07m  
x 3.25m (narrowing to 2.84m))

### Bathroom

9'4" x 8'10" (2.87m x 2.70m)

**Council Tax Band A - £1,702.76 Per  
Annum**

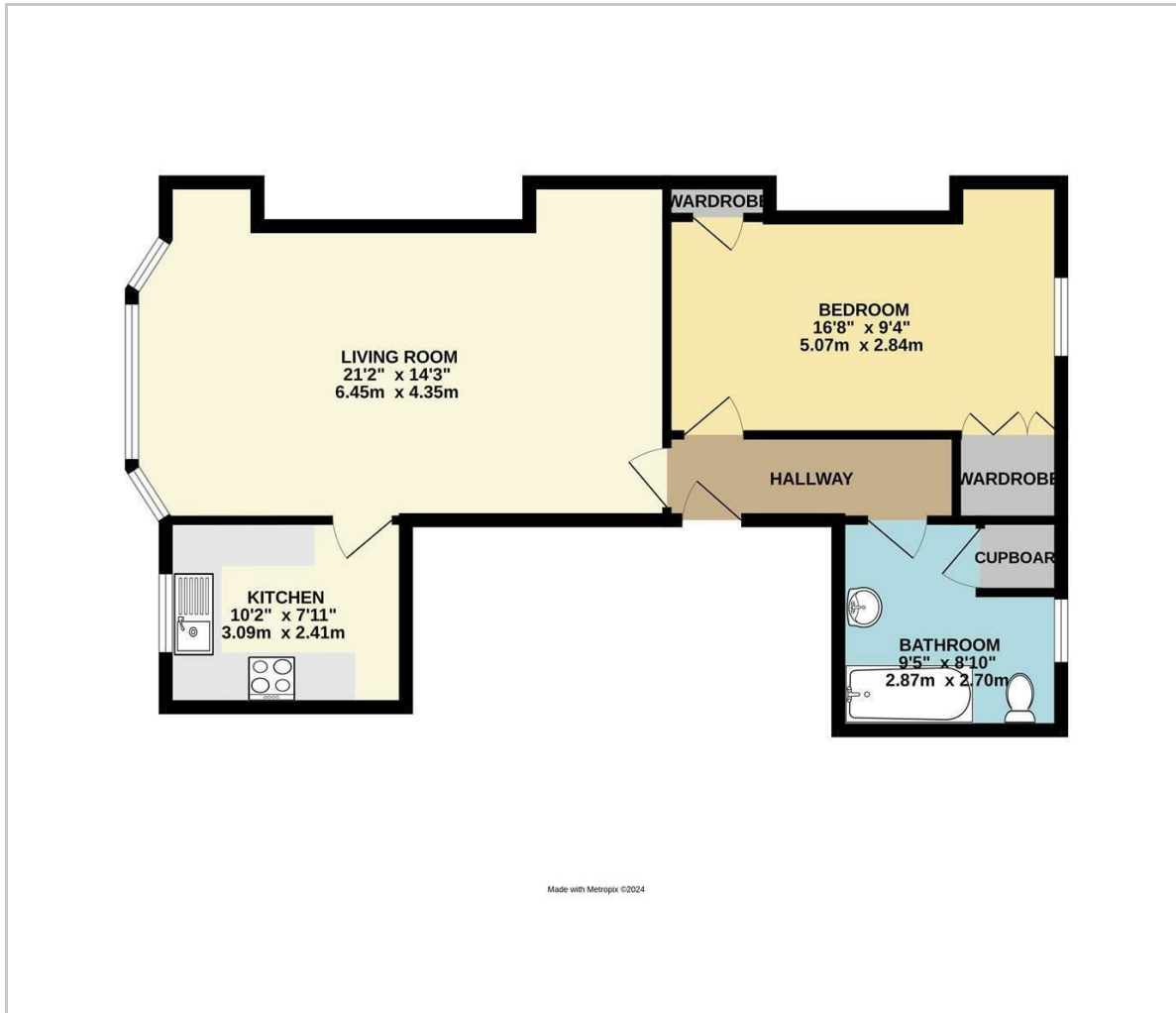
### Lease information



- Spacious one-bedroom flat (larger than average)
- Living room over 6.4m with bay window
- Vacant possession from May
- Far-reaching sea views
- Double bedroom over 5m
- High ceilings and bright accommodation
- Ideal for owner-occupiers or investors
- Walking distance to town centre and station
- Gas central heating
- Popular St Leonards location



## Floor Plan

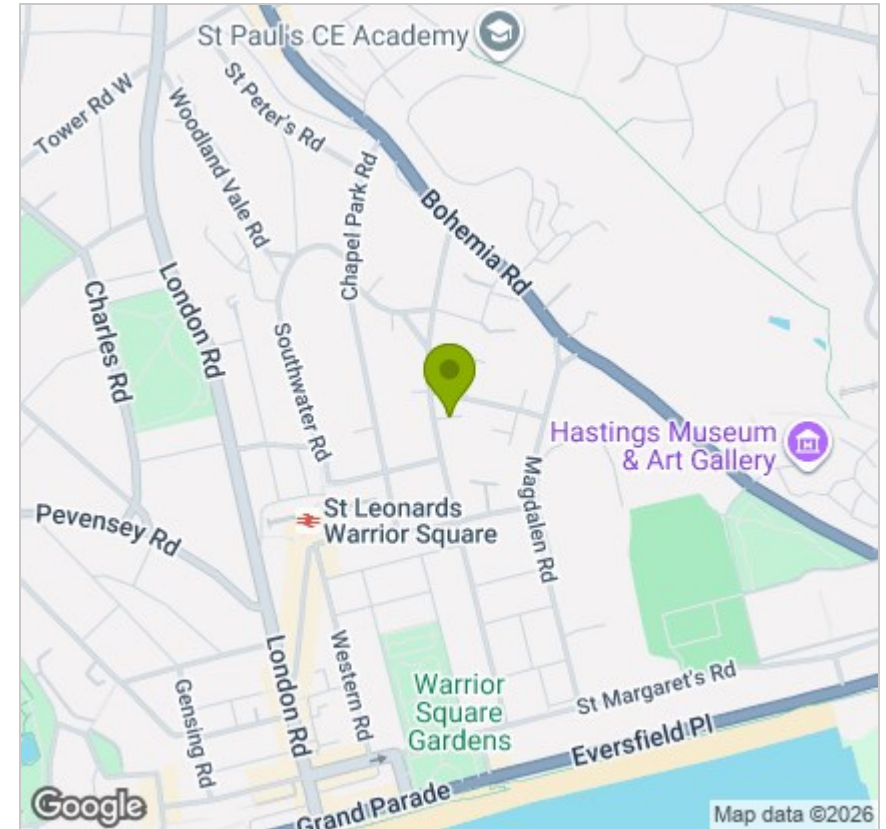


## Viewing

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

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## Area Map



## Energy Efficiency Graph

