



Cumberland Gardens, St. Leonards On
Sea, TN38

TA
UK®

Key Features

- Second Floor One Bedroom Apartment
- Sought After 'Leafy' Location In St Leonards
- Far-Reaching Rooftop & Sea Views
- Working Log Burner Within Original Fireplace
- Modern Fitted Bathroom Suite
- Neutral Decor Throughout
- Ample Built-In Storage Throughout
- Share Of Freehold With New 999-Year Lease
- Unrestricted On-Road Parking And No Onward Chain
- EPC Rating C & Council Tax Band A



Second floor one bedroom apartment in a leafy part of St Leonards with rooftop views and a glimpse of the sea. Log burner in the original fireplace, separate kitchen, modern bathroom, share of freehold with new 999-year lease. No onward chain.





Second floor one bedroom apartment set in a leafy residential part of St Leonards-on-Sea, offering far-reaching views across the rooftops and of the sea. Presented with neutral decor and offered with no onward chain, the apartment is sold with a share of the freehold and will benefit from a new 999-year lease.

A central hallway connects each room and includes a useful storage cupboard. The sitting room is the focal point of the home, with a working log burner set within the original fireplace surround and a vast window bringing in good natural light. The room is well proportioned, with space for both a seating area and dining furniture.

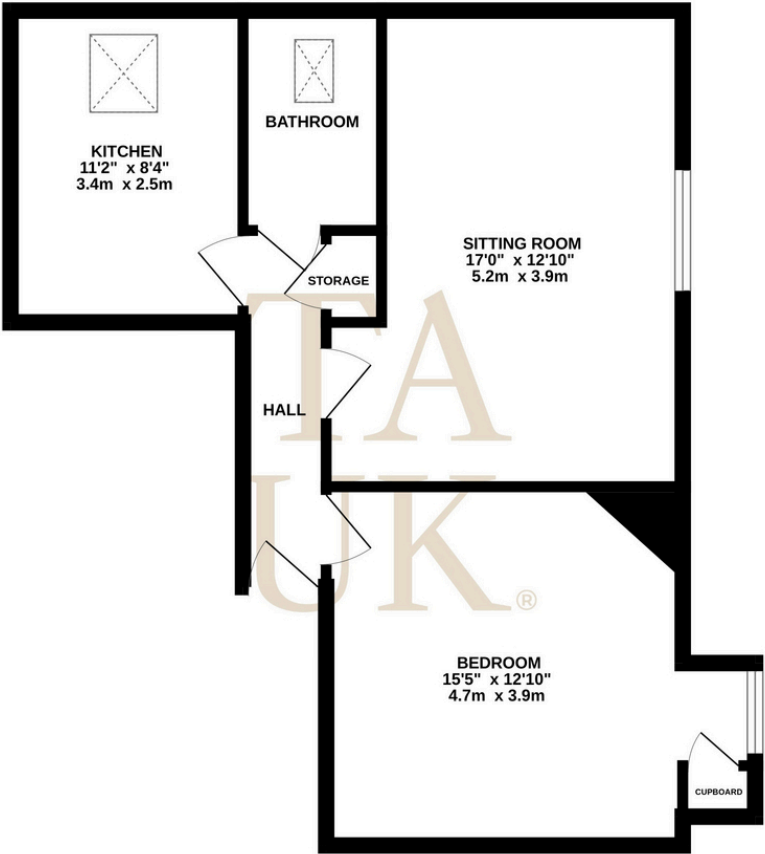
The kitchen is separate from the living space, keeping cooking and relaxing areas apart, and is lit from above by a roof window. The bathroom has been fitted with a modern contemporary style suite and also benefits from a roof window.

The main bedroom is a generous double with a built-in cupboard providing housing the combi boiler and further storage. The dormer window provides an impressive panoramic view of the surrounding roof tops and sea.

There is unrestricted on-road parking and is a stone throw of Gensing Garden as well as being within walking distance of St Leonards Warrior Square mainline station, the seafront, Kings Road and the independent shops, cafés and restaurants that central St Leonards is known for.



SECOND FLOOR
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 547 sq.ft. (50.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Tenure Type: Share of Freehold
Council Tax Band: A
Council Authority: Hastings Borough

