



109 Pevensey Road
St. Leonards-On-Sea, TN38 0YG

Offers in excess of £130,000 Leasehold

Wyatt
Hughes

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OFFERS IN EXCESS OF £130,000 £130,000 LEASEHOLD

A well-proportioned two bedroom purpose-built flat, situated on the second floor of this established residential block, offering generous room sizes, a private balcony and the rare advantage of a garage.

The accommodation extends to approximately 780 sq ft and is arranged around a spacious central entrance hall, creating a practical and well-balanced layout. The living room is particularly impressive in size, measuring over 18ft in length, with ample space for both seating and dining areas. A door leads directly onto a private balcony, providing a pleasant outdoor space to enjoy some fresh air or morning coffee.

The separate kitchen offers good storage and worktop space, with scope for modernisation to suit individual taste. Both bedrooms are comfortable doubles, with the principal bedroom benefiting from an excellent footprint of over 16ft in length. A bathroom and separate WC add further convenience, particularly for guests or sharers.

While the flat would now benefit from cosmetic updating, it has been well maintained and presents a superb opportunity for buyers looking to personalise a property to their own style. The generous proportions and straightforward layout make it an ideal first purchase, downsize or buy-to-let investment.

Externally, the property enjoys the valuable addition of a garage, providing secure parking or useful storage – an increasingly sought-after feature.

Positioned on the second floor, the flat offers an elevated outlook and a sense of privacy, while remaining conveniently located for local amenities and transport links.

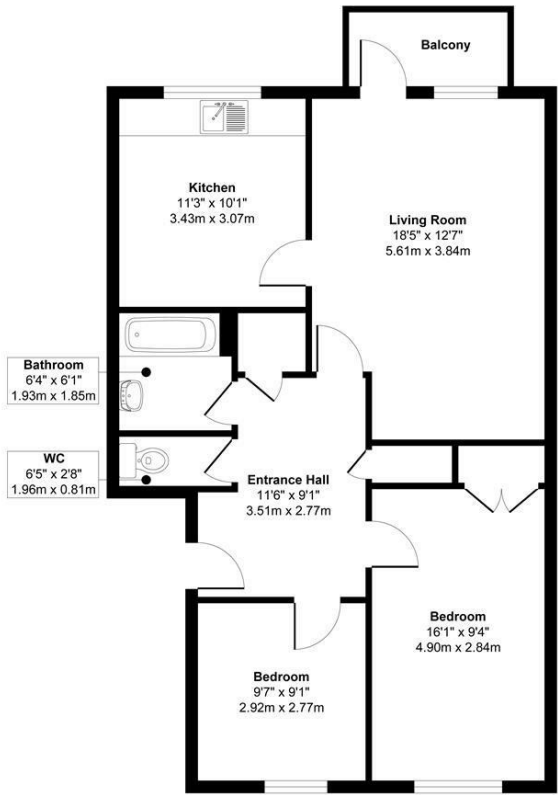
An excellent opportunity to acquire a spacious home with genuine potential in a popular residential setting.

• SPACIOUS TWO BEDROOM PURPOSE-BUILT SECOND FLOOR APARTMENT • EPC C • LEASEHOLD WITH 120 YEAR LEASE FROM 2021 • COUNCIL TAX A • GROUND RENT £35PA • SERVICE CHARGE £1,141.83 • CHAIN FREE • PRIVATE GARAGE PROVIDING SECURE PARKING OR STORAGE • PRIVATE BALCONY ACCESSED DIRECTLY FROM THE LIVING ROOM • EXCELLENT OPPORTUNITY TO MODERNISE



Queens House

Approximate Gross Internal Floor Area
780 sq. ft / 72.46 sq. m



THIRD FLOOR

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
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.

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