



Key Features

- ◆ CHAIN FREE
- ◆ One-bedroom, ground-floor flat
- ◆ Popular St Leonards location
- ◆ Walking distance from West St Leonards train station
- ◆ Leasehold
- ◆ EPC rating D



Filsham Road, St. Leonards-On-Sea

£90,000



Northwood are delighted to welcome to market, CHAIN FREE, this lovely one-bedroom, ground-floor apartment in St Leonards on Sea.

Accommodation comprises: living room, kitchen, bedroom and bathroom with shower over bath.

Further benefits include large communal garden, gas central heating, double-glazing, secure entry-phone and plenty of on-street parking.

Located within walking distance of West St Leonards Train Station for direct trains to London and close to the seafront as well as local shops and amenities, this lovely, ground-floor flat in a converted period building is perfect for first-time buyers, investors and commuters.





Please view our immersive virtual tour to fully appreciate this fantastic property:
<https://tour.giraffe360.com/31e06d637b904e58baeed0b59ce91d59>

Mobile Phone Coverage and Broadband speeds can be checked on the Ofcom website:
<https://checker.ofcom.org.uk/>

Council Tax Band A: £1784

Tenure: Leasehold

Lease: 125 years from 1 November 2015
Ground Rent: £300 per annum
Service Charge: £400 per quarter



Exterior and Approach

Meneer House is a large, red-brick building, set back from the road.

Accessed via the main communal door, flat 3 is on the ground floor to the left, facing the rear aspect

Hallway

0.85m x 4.78m (2'10" x 15'8")

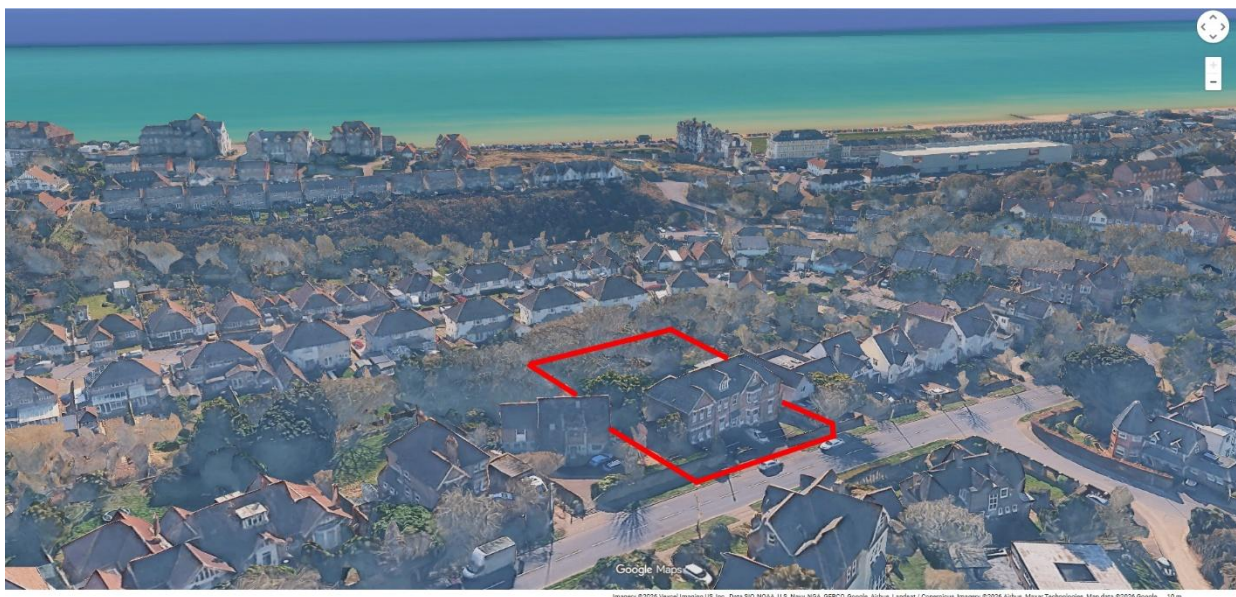
Centrally positioned entrance hall with laminate flooring, wall panelling, secure entry phone, built-in storage and doors to all rooms

Living Room

3.15m x 2.67m (10'4" x 8'10")

Carpeted with radiator and uPVC sash window to rear aspect





Kitchen

3.06m x 1.64m (10'0" x 5'5")

Modern, fitted kitchen with slate-effect vinyl flooring, black laminate work surface over light-grey cabinets, stainless steel cooker hood over stainless steel four-ring gas hob, built-under oven, radiator, uPVC sash window to rear aspect and space/plumbing for washing machine and fridge-freezer

Bedroom

4.2m x 2.69m (13'10" x 8'10")

Carpeted with radiator and uPVC sash window to rear aspect

Bathroom

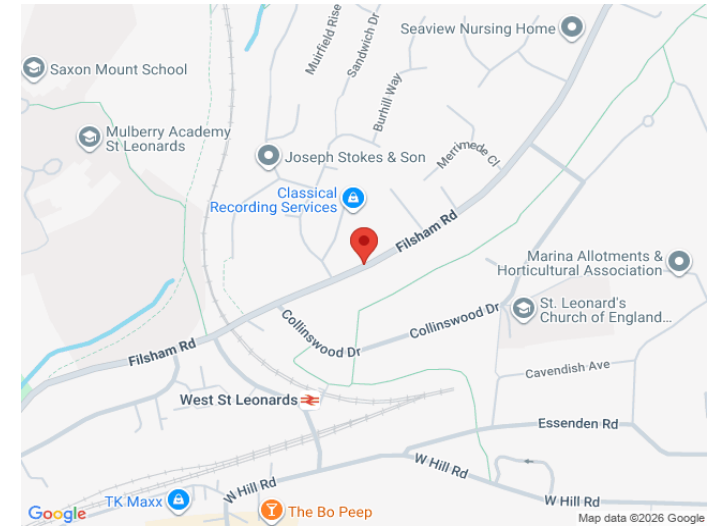
2.09m x 1.87m (6'11" x 6'1")

Part-tiled in cream with tile-effect vinyl flooring, uPVC window to rear aspect, radiator and white suite comprising basin, WC and bath with shower over

Communal Garden

Large communal garden to the rear of the property, mostly laid to lawn with areas for drying clothes.





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