



**First & Second Floor Flat, Silchester Road
St. Leonards-On-Sea, East Sussex TN38 0JE**

Asking price £250,000 Leasehold - Share of Freehold

**Wyatt
Hughes**
Residential Sales

First & Second Floor Flat, Silchester Road, St. Leonards-On-Sea, East Sussex TN38 0JE

Set across two floors, this smart split-level flat on Silchester Road offers bright, well-proportioned accommodation and sea views, all with the added benefit of being chain free

The first floor provides a generous living room with space for both relaxing and dining, alongside a separate fitted kitchen and a bathroom/WC. Upstairs, the second floor enjoys elevated outlooks towards the sea and offers three bedrooms, making the layout ideal for a main bedroom plus guest room and home office, or comfortable sharers' space.

The flat is presented in good order throughout with a clean, modern feel, offering a great "move straight in' option while still leaving scope to personalise. The split-level arrangement gives a real sense of separation between living and sleeping areas, which is perfect for everyday living and entertaining.

Silchester Road is well placed for access to local amenities and transport links, with the seafront within easy reach —ideal for anyone wanting coastal living with practical convenience.

A chain-free purchase, sea views, and three bedrooms in a popular location—this is a fantastic opportunity for first-time buyers, home movers, or investors alike.

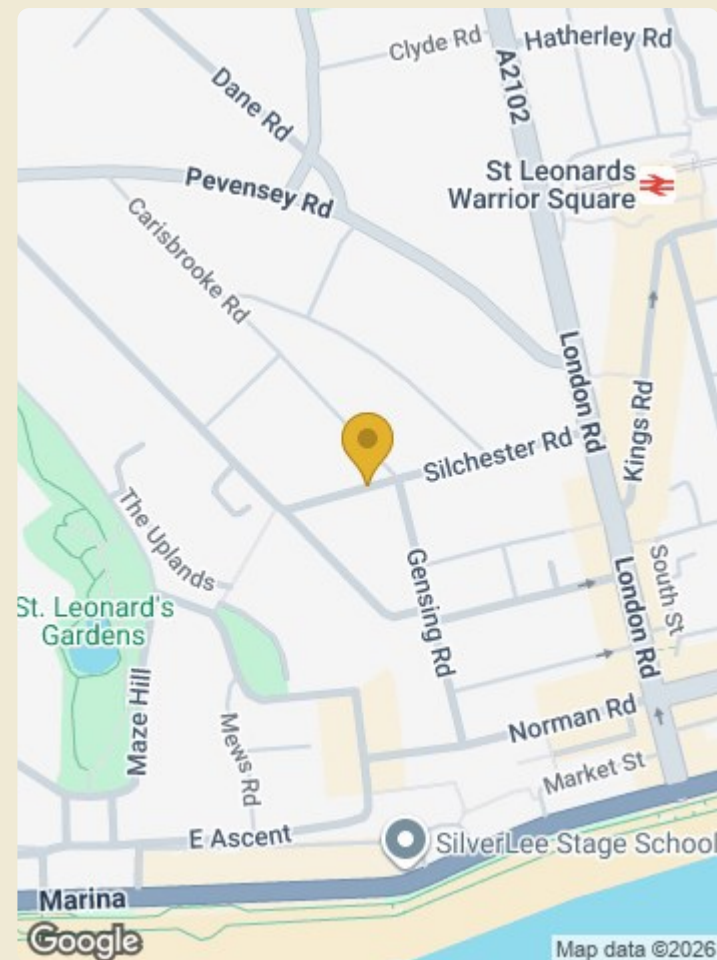
- First Floor Living Room 16'11" x 12'11" (5.16m x 3.94m)
- Kitchen 10'8" x 8'5" (3.25m x 2.57m)
- Bathroom/wc First Floor (views to sea)
- Bedroom 1 13'10" x 10'8" (4.22m xx 3.25m)
- Bedroom 2 13' x10'5" (3.96m xx 3.18m)
- Bedroom 3 9'4" x 5'10" (2.84m x 1.78m)



- EPC D
- SHARE OF FREEHOLD WITH 999 YEAR LEASE FROM 2022
- PEPPERCORN GROUND RENT
- THREE BEDROOM SPLIT LEVEL APARTMENT
- POPULAR LOCATION CLOSE TO ST.LEONARDS SHOPS AND STATION
- COUNCIL TAX A
- SERVICE CHARGE APPROX. £850PA
- CHAIN FREE
- SEA VIEWS
- WELL PRESENTED THROUGHOUT



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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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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