



Dane Road  
St. Leonards-On-Sea, TN38 0QN

Offers in excess of £150,000 Leasehold - Share of Freehold

Wyatt  
Hughes  
Residential Sales

## Dane Road, St. Leonards-On-Sea, TN38 0QN

Situated on the desirable Dane Road in St. Leonards-On-Sea, this charming one-bedroom top floor flat is a delightful find for those seeking a blend of character and convenience. Housed within an attractive period building, the property boasts a well-presented interior that is sure to impress.

Upon entering, you will find a welcoming reception room that offers a comfortable space for relaxation and entertaining. The flat features a well-appointed bedroom, providing a peaceful retreat at the end of the day. The bathroom is thoughtfully designed, ensuring both functionality and comfort.

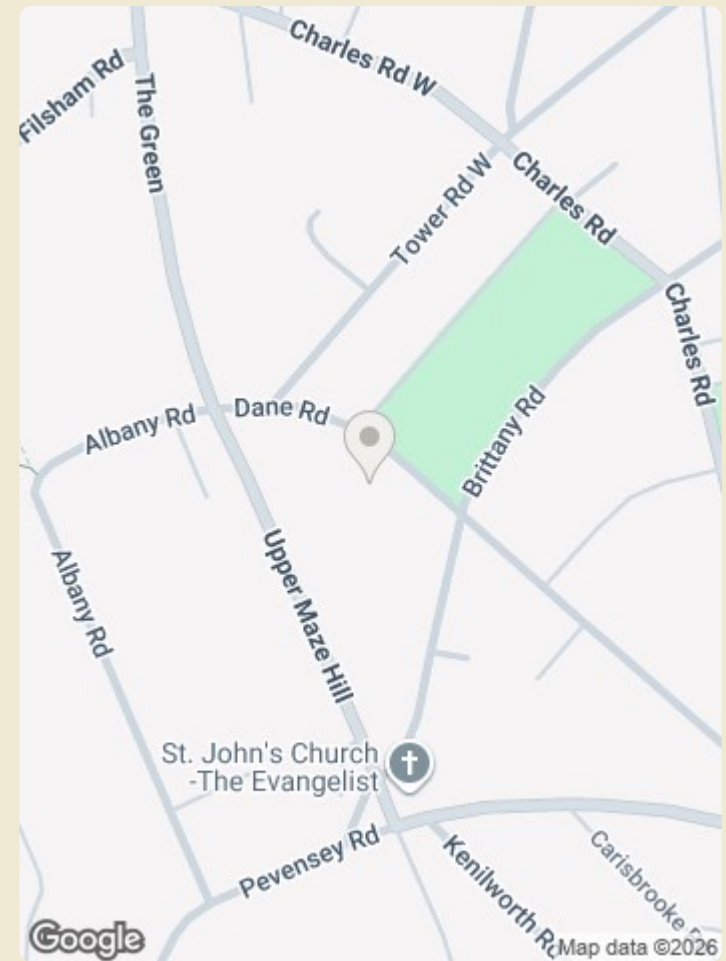
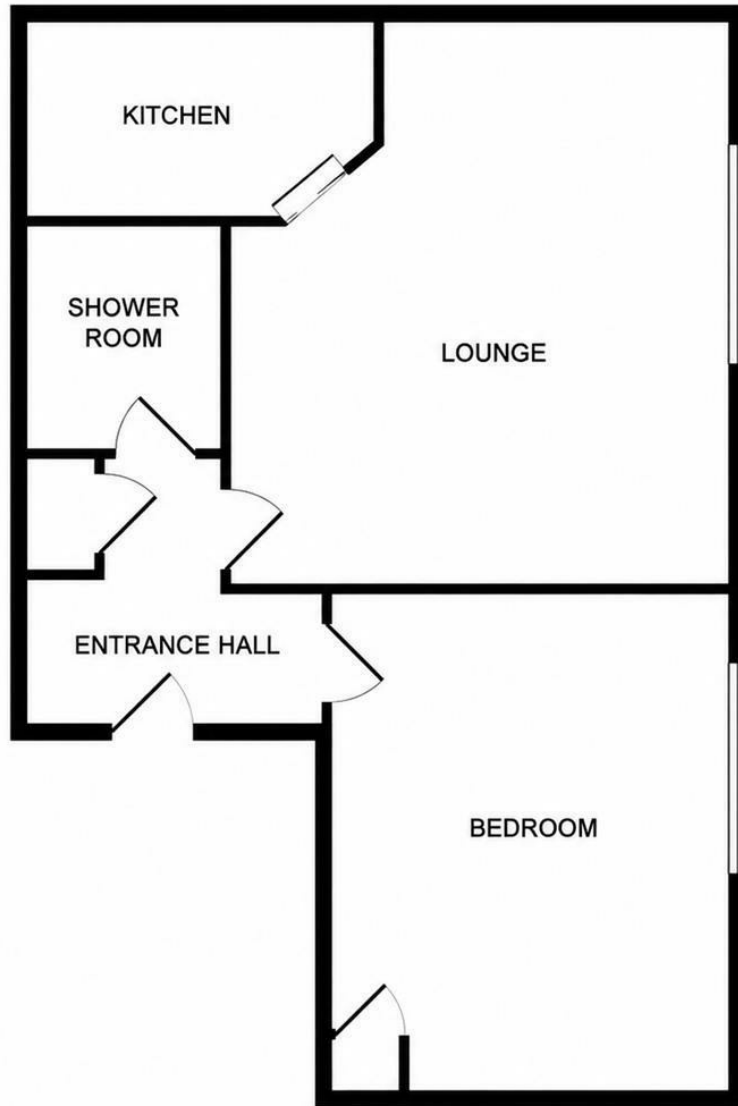
One of the standout features of this property is its prime location. It is within easy walking distance to the seafront, allowing residents to enjoy the beautiful coastal scenery and vibrant local amenities. Additionally, Warrior Square mainline station is nearby, making commuting a breeze for those who travel regularly.

The flat also benefits from access to a communal garden, providing a lovely outdoor space to unwind and enjoy the fresh air. With no onward chain, this property is ready for you to move in and make it your own.

This flat is perfect for first-time buyers, investors, or anyone looking to downsize in a sought-after area. Don't miss the opportunity to view this delightful home in St. Leonards-On-Sea.

- TAX BAND A
- ONE BEDROOM TOP FLOOR FLAT
- 1/6TH SHARE OF THE FREEHOLD - NO GROUND RENT PAYABLE
- EPC RATING D
- NO ONWARD CHAIN
- ANNUAL SERVICE CHARGE £1336.
- 410 SQ FT
- 999 YR LEASE FROM NOVEMBER 2023
- DESIREABLE LOCATION IN AN ATTRACTIVE PERIOD BUILDING





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>	57	67	(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			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.

