



OAKFIELD

Magdalen Road, St. Leonards-On-Sea

Asking Price £150,000



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## Magdalen Road, St. Leonards-On-Sea

This beautifully presented Victorian-style two-bedroom flat combines period charm with generous proportions, offering a spacious and comfortable living environment throughout. This property benefits from high ceilings, big windows, and well-proportioned rooms that create a light, airy, and inviting atmosphere.

The accommodation comprises two good-sized bedrooms, a spacious living area ideal for both relaxing and entertaining, and a reasonable sized kitchen, all thoughtfully laid out to maximise space and functionality. The overall feel of the property is one of warmth and character, while still providing the practicality required for modern living.

A particular highlight of this home is the impressive large garden, a rare and highly desirable feature for a flat. This outdoor space offers excellent potential for entertaining, gardening, or simply enjoying some peace and quiet, making it perfect for those who value outdoor living.

Ideally situated, the property enjoys a prime location within close proximity to the seafront, allowing for easy access to coastal walks and leisure activities. The town centre is also nearby, providing a wide range of shops, restaurants, and amenities, while the train station is within easy reach, making this an excellent choice for commuters.

Overall, this is a fantastic opportunity to acquire a spacious and characterful home in a highly sought-after and convenient location, perfect for a variety of buyers.





### Lounge/Diner

14'8" x 11'7" (4.47m x 3.53m)

### Kitchen

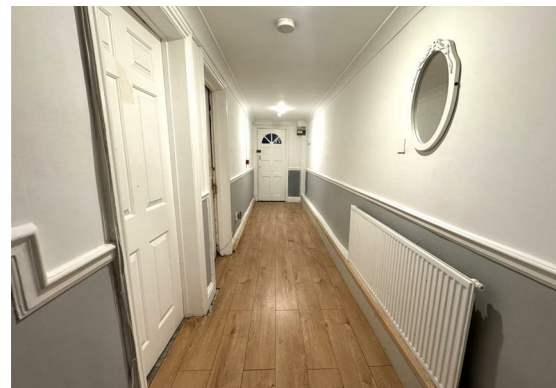
10'1" x 6'2" (3.07m x 1.88m)

### Bedroom One

14'3" x 13'2" (4.34m x 4.01m)

### Bedroom Two

12'9" x 9'0" (3.89m x 2.74m)



### Bathroom

13'5" x 9'0" (4.09m x 2.75m)

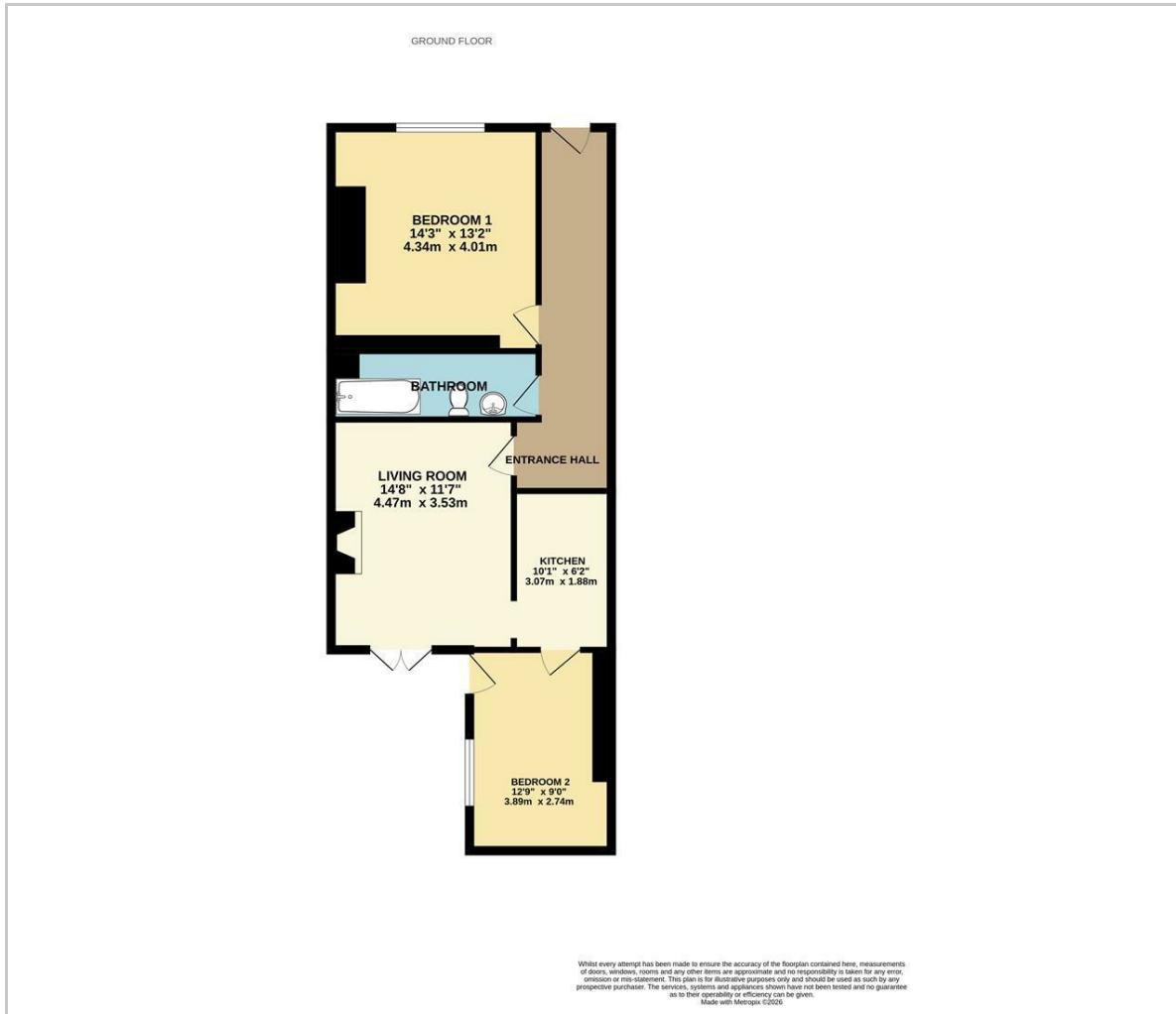
**Council Tax Band A - £1,784.39 Per Annum**

### Lease Information

The seller advises that the property is offered with 78 years remaining but will be extended prior to legal completion. The maintenance is £1,560 per annum and no ground rent. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



## Floor Plan



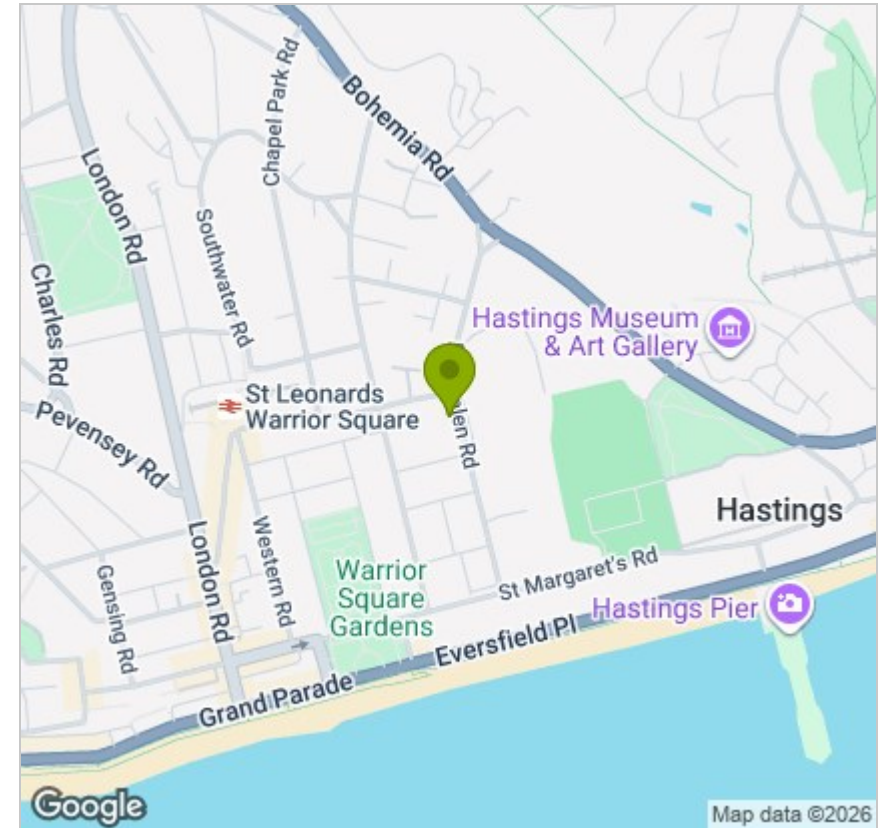
## Viewing

Please contact us on 01424 224700 if you wish to arrange a viewing appointment for this property or require further information.

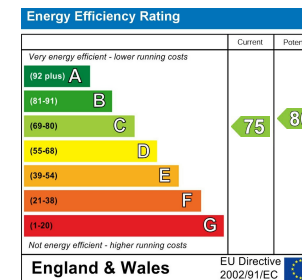
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

12 Sackville Road, Bexhill on sea, East Sussex, TN39 3JL  
 Bexhill@oakfieldproperty.co.uk

## Area Map



## Energy Efficiency Graph



01424 224700  
 www.oakfieldproperty.co.uk