



**Hornty Road  
St. Leonards-On-Sea, TN37 6RT**

**£125,000 Leasehold - Share of Freehold**

**Wyatt  
Hughes**  
Residential Sales

## Hornty Road, St. Leonards-On-Sea, TN37 6RT

Welcome to this charming ground floor flat located on Hornty Road in the picturesque area of St. Leonards-On-Sea. This delightful one-bedroom conversion flat, dating back to the 1920s, offers a unique blend of character and modern living, making it an ideal choice for first-time buyers or those seeking a cosy retreat.

Spanning approximately 458 square feet, the flat features a well-proportioned reception room that provides a warm and inviting space for relaxation and entertaining. The bedroom is a comfortable haven, perfect for restful nights. The property also includes a well-appointed bathroom, ensuring convenience and privacy.

One of the standout features of this flat is the private rear garden, a rare find in such a central location. This outdoor space offers a wonderful opportunity for gardening enthusiasts or simply a tranquil spot to enjoy the fresh air. The flat will be sold with vacant possession, allowing for a smooth transition for the new owner.

Additionally, the property benefits from a new 999-year lease, providing peace of mind for years to come. The gas boiler and radiators ensure that the flat remains warm and inviting throughout the colder months.

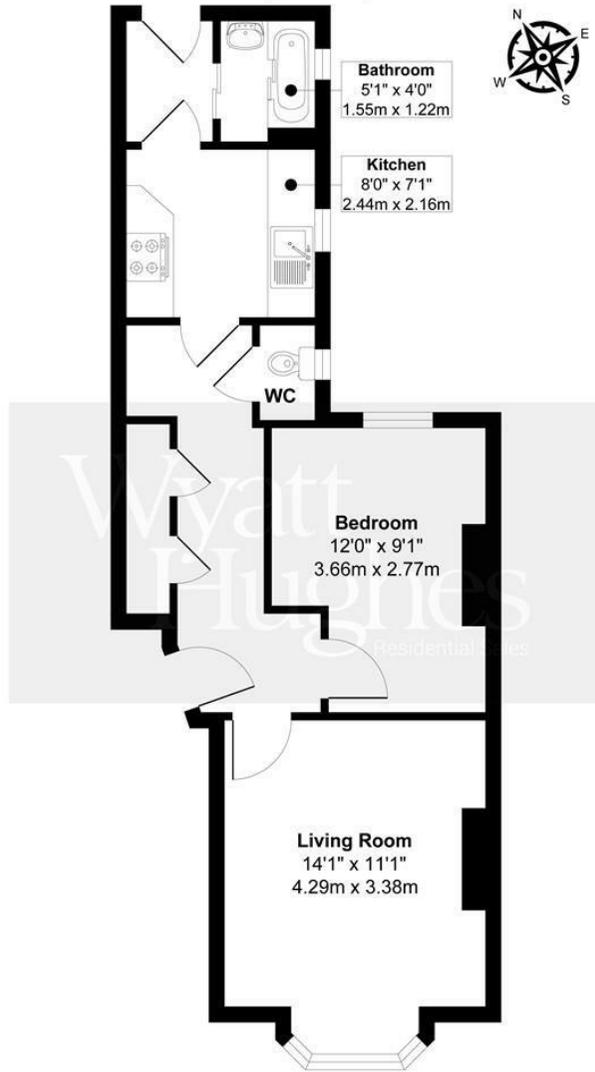
Situated in the vibrant community of St. Leonards-On-Sea, this flat is conveniently located near local amenities, transport links, and the stunning coastline. This property presents an excellent opportunity to own a piece of history in a sought-after area. Do not miss the chance to make this charming flat your new home.

- EPC D
- SHARE OF FREEHOLD
- £0 GROUND RENT
- PRIVATE GARDEN
- GROUND FLOOR
- COUNCIL TAX A
- TO BE SOLD WITH A NEW 999 YR LEASE
- THE MAINTENANCE OF THE BUILDING IS SPLIT 50/50 AS AND WHEN REQUIRED
- ONE BEDROOM
- NO ONWARD CHAIN

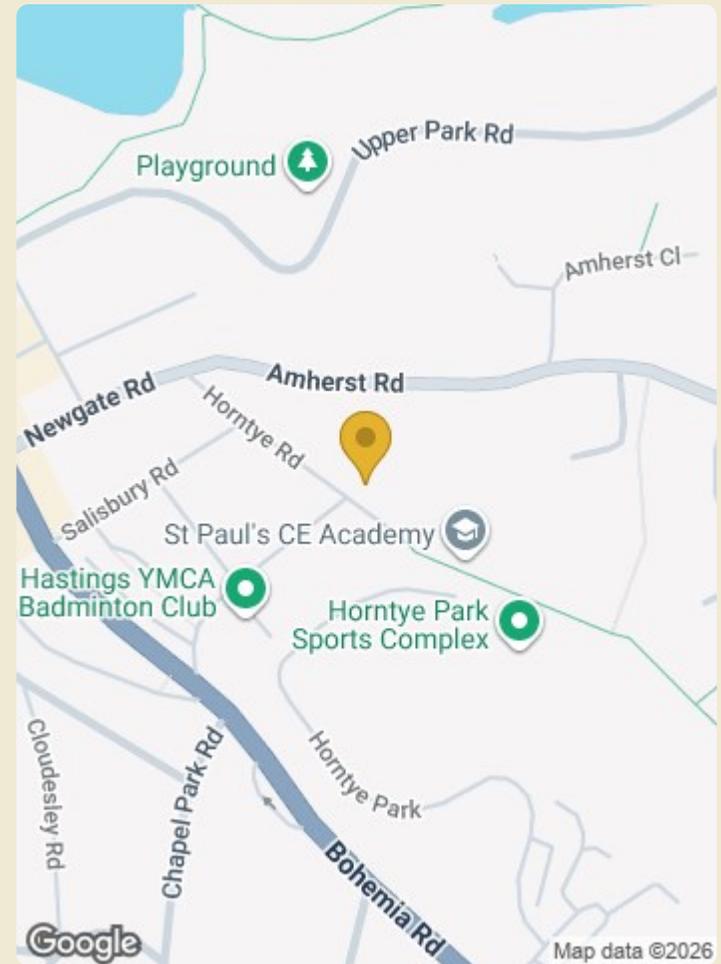


# Horntyte

Approximate Gross Internal Floor Area  
458 sq. ft / 42.54 sq. m



Produced by Picpreview.co.uk



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>			(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	74	<b>England &amp; Wales</b>
		63	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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