



**Charles Road  
St. Leonards-On-Sea, TN38 0QA**

**£270,000 Leasehold - Share of Freehold**

**Wyatt  
Hughes**  
Residential Sales

## Charles Road, St. Leonards-On-Sea, TN38 0QA

Welcome to Charles Road.

A beautifully proportioned two-bedroom apartment offering a versatile layout, generous living space of approximately 989 sq.ft, and the rare benefit of both front and rear private gardens.

Accessed via its own private entrance, the property immediately feels more like a house than a flat. Inside, the accommodation is bright and well-balanced, with high ceilings throughout enhancing the sense of space and character. The flexible arrangement allows for a variety of setups, whether you're looking for two bedrooms, a home office, or additional reception space.

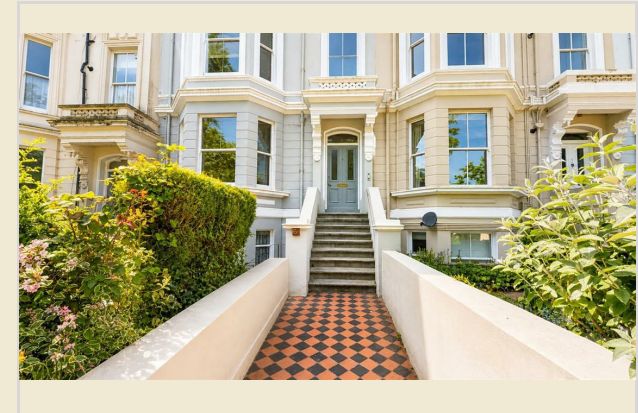
The living areas are well-sized and full of natural light, while the kitchen and bathroom are neatly arranged and functional, with scope to personalise if desired. Storage is a real standout feature here, with multiple built-in options rarely found in similar properties.

Externally, the property truly comes into its own. A private front garden provides an inviting entrance and kerb appeal, while the rear courtyard offers a peaceful, low-maintenance outdoor space—ideal for relaxing or entertaining.

Perfectly positioned directly opposite Gensing Gardens, the flat enjoys a lovely green outlook and easy access to open space, all while remaining conveniently close to local amenities and transport links.

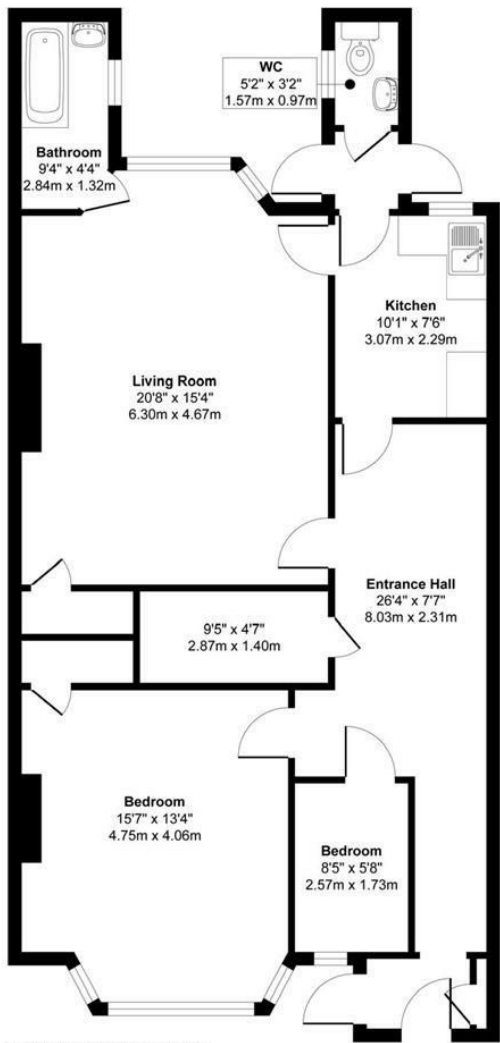
A spacious and flexible home in a sought-after location—ideal for a wide range of buyers.

- EPC D
- COUNCIL TAX A
- FRONT GARDEN AND PRIVATE REAR COURTYARD
- EXCELLENT STORAGE OPTIONS
- PRIVATE ENTRANCE
- SHARE OF FREEHOLD WITH 999 YEAR LEASE FROM 1994
- 1/4 SHARE OF MAINTENANCE AS AND WHEN WITH £0 GROUND RENT
- VERSATILE LAYOUT
- TWO BEDROOMS
- POPULAR ST.LEONARDS LOCATION NEAR STATION AND LOCAL SHOPS



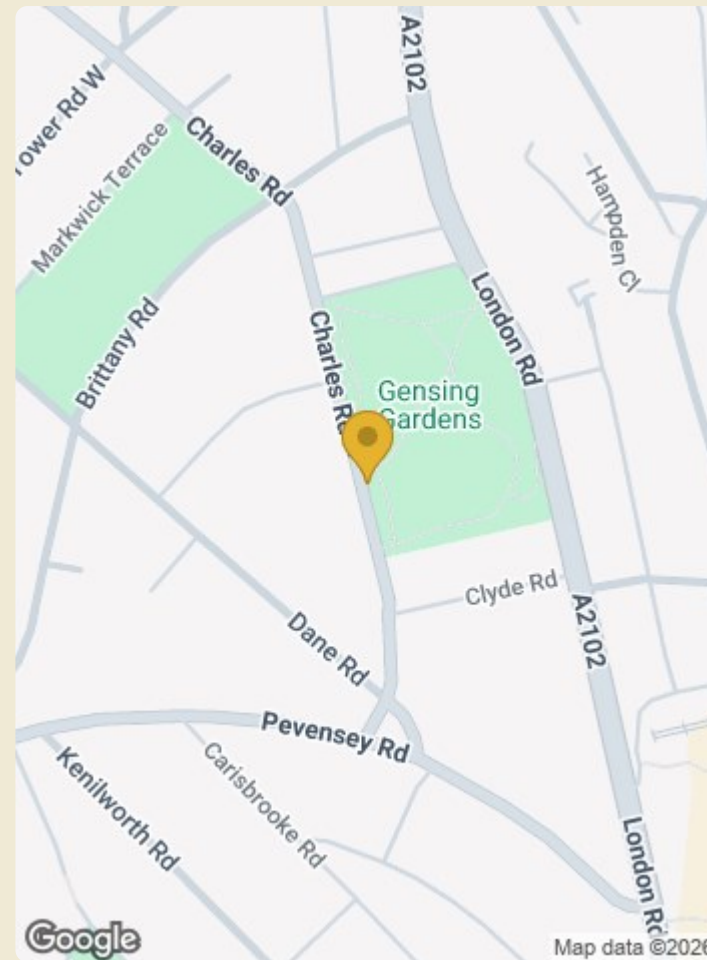
# Charles Rd

Approximate Gross Internal Floor Area  
989 sq. ft / 91.88 sq. m



LOWER GROUND FLOOR

Produced By Picpreview.co.uk Ltd.



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>
			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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