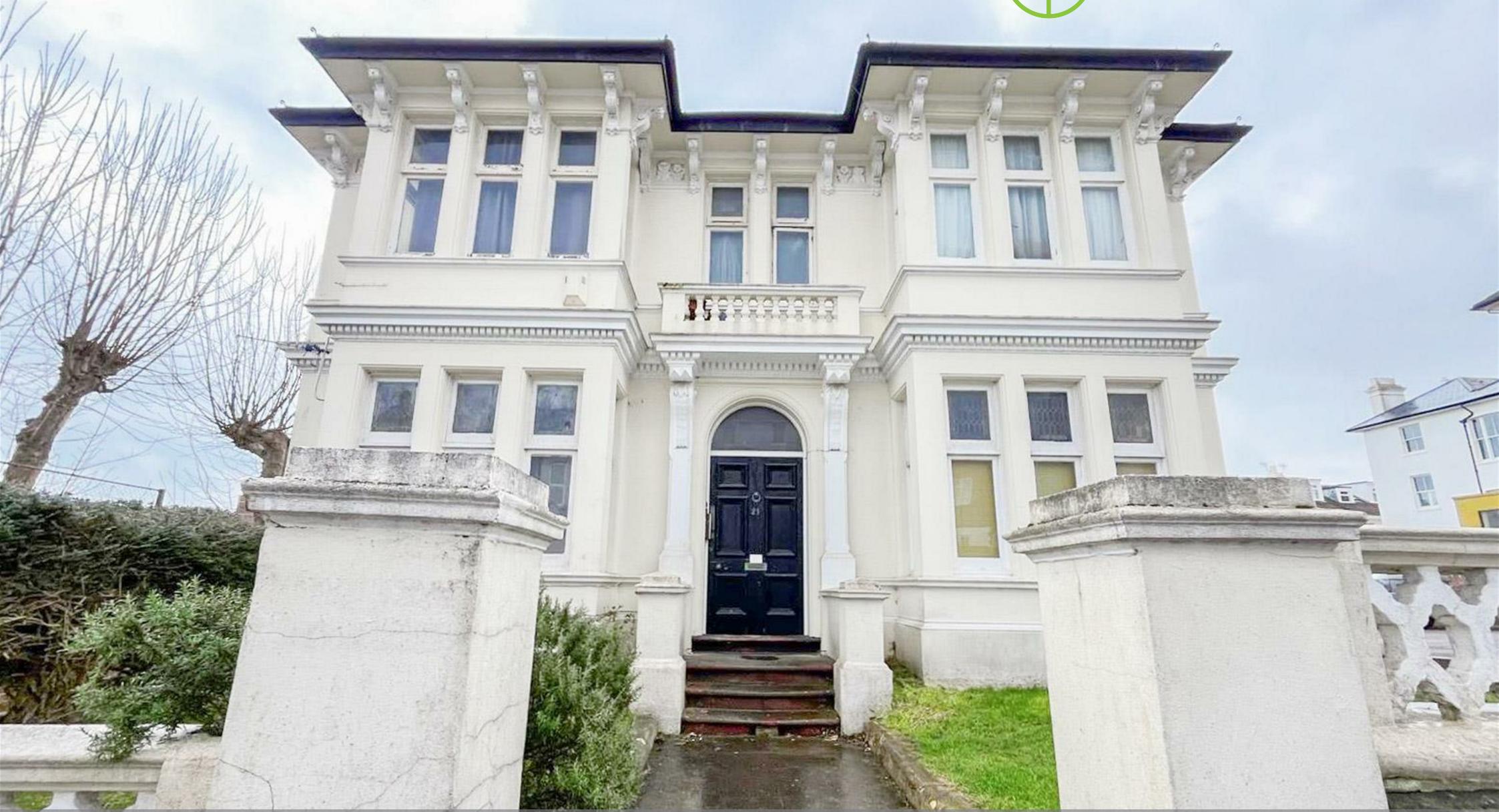




OAKFIELD



Clyde Road, St Leonards, TN38 0QE

Price Guide £160,000



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## Clyde Road, St Leonards, TN38 0QE

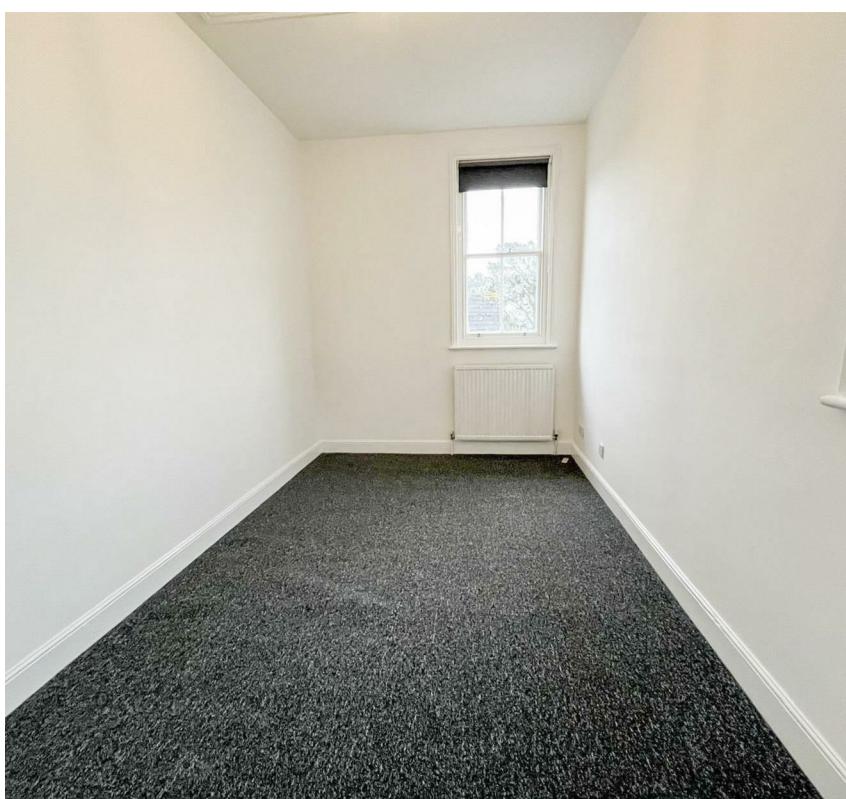
A well-presented and recently refreshed one-bedroom flat with the rare benefit of an off-road parking space, ideally positioned within easy reach of St Leonards seafront, Warrior Square mainline railway station and the beautiful Gensing Gardens.

The accommodation offers a bright and spacious living room, providing plenty of natural light and an ideal space for both relaxing and dining. The double aspect double bedroom is generously proportioned and enjoys attractive rooftop views.

There is a separate modern fitted kitchen featuring ample storage, worktop space and a useful larder cupboard. The newly fitted shower room has been finished in a clean, contemporary style.

The property has recently been redecorated throughout and benefits from new carpets, giving it a fresh and move-in-ready feel. Additional advantages include gas central heating and elevated rooftop views across the surrounding area.

Conveniently located within walking distance of local shops, cafés, the seafront promenade and Warrior Square station with direct links to London, this property would make an ideal first-time purchase, investment opportunity or seaside home.





### Living Room

14'11" x 9'10" (4.55m x 3.00m)

### Kitchen

14'5" x 5'6" (4.39m x 1.68m)

### Bedroom

14'4" x 8'6" (4.37m x 2.60m)

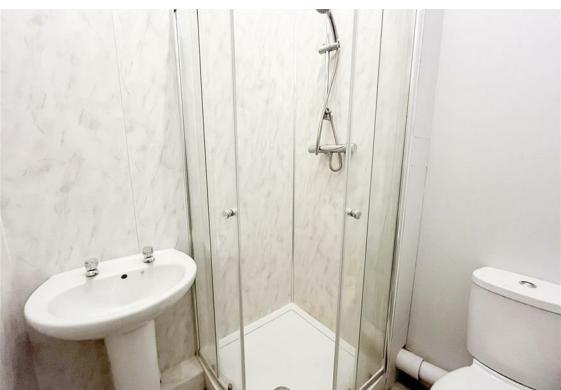
### Shower Room

5'4" x 5'3" (1.63m x 1.61m)

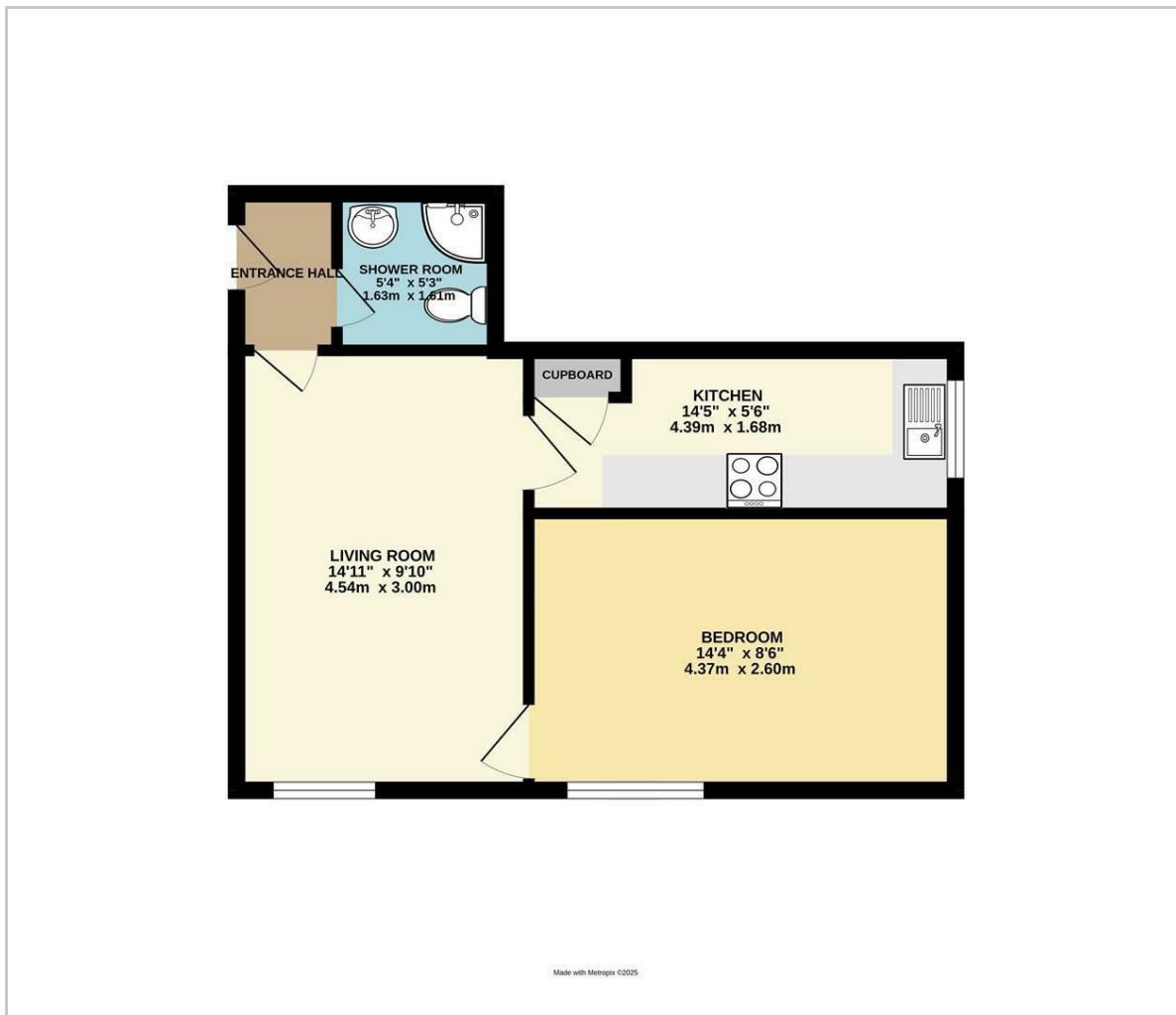
**Council Tax Band A - £1,702.76 Per Annum**

### Lease Information

The seller advises that the property is offered as share of freehold and has approximately 972 years remaining on the lease and the service charge is approximately £1,400 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



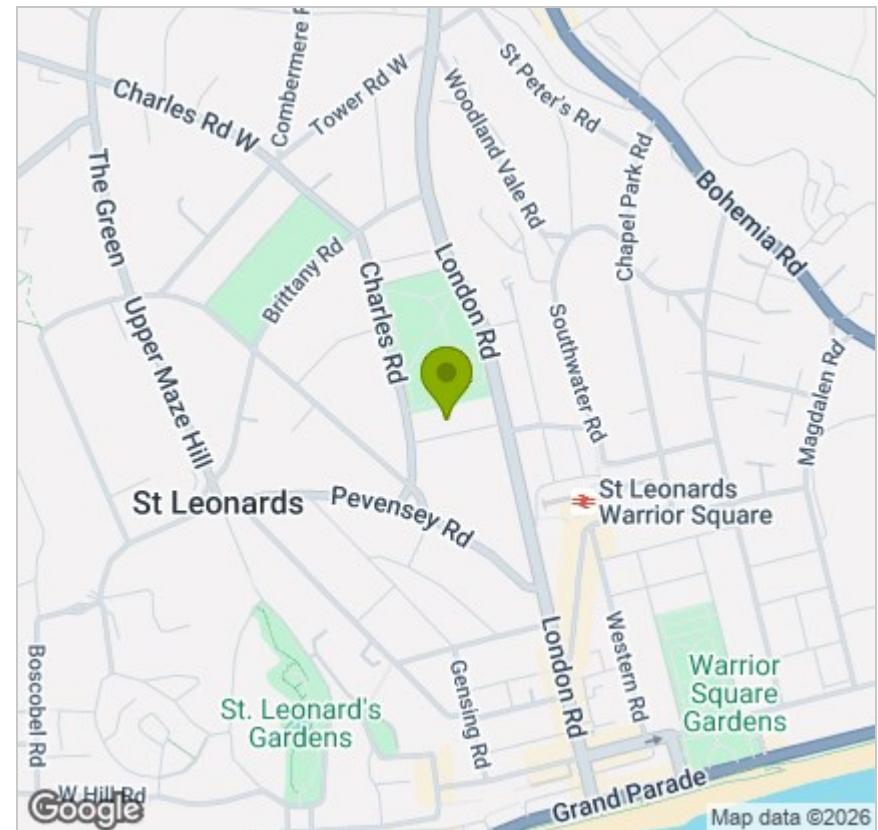
## Floor Plan



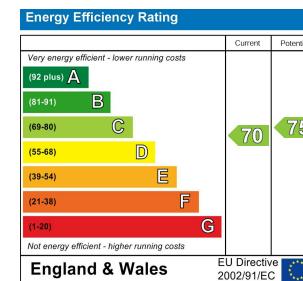
## Viewing

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

## Area Map



## Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.