



**Senlac Way  
St. Leonards-On-Sea, TN37 7JG**

**Offers in excess of £170,000 Leasehold - Share of Freehold**

**Wyatt  
Hughes**  
Residential Sales

## Senlac Way, St. Leonards-On-Sea, TN37 7JG

A well-presented one bedroom ground floor flat with its own PRIVATE ENTRANCE, set within a popular PURPOSE-BUILT DEVELOPMENT in Senlac Way, St Leonards.

Offering well-proportioned accommodation throughout, the property features a BRIGHT AND SPACIOUS LIVING ROOM, a GOOD-SIZED DOUBLE BEDROOM, fitted kitchen, and bathroom, all presented in a clean and neutral condition, ready to move straight into.

A particular highlight is the PRIVATE ENTRANCE, giving the property a more independent feel, along with ACCESS TO COMMUNAL GARDENS, providing valuable outdoor space. The ground floor position also makes it highly practical and accessible, appealing to a wide range of buyers.

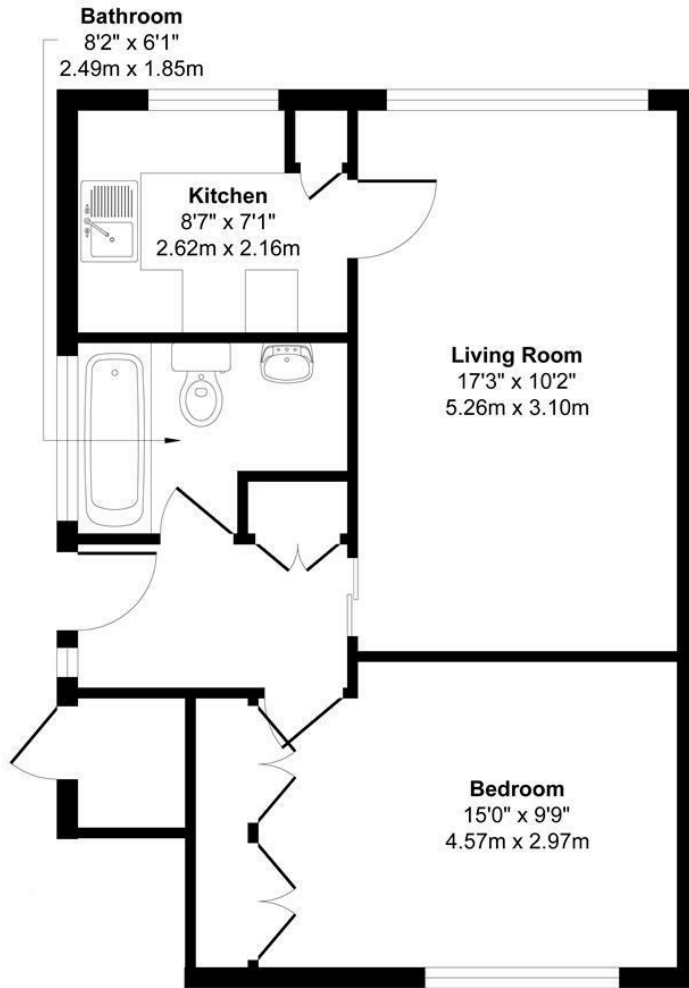
Situated in Senlac Way, the property enjoys a convenient residential setting within easy reach of local amenities, bus routes, and access into both St Leonards and Hastings town centres, making it an excellent choice for first-time buyers, downsizers, or investors alike.

- EPC E & COUNCIL TAX A
- £360 PER YEAR SERVICE CHARGE WITH £0 GROUND RENT
- BRIGHT AND SPACIOUS LIVING ROOM
- IDEAL FIRST-TIME BUY OR INVESTMENT
- PURPOSE-BUILT DEVELOPMENT
- SHARE OF FREEHOLD WITH 999 YEAR LEASE FROM 1982
- GROUND FLOOR FLAT WITH PRIVATE ENTRANCE
- ACCESS TO COMMUNAL GARDENS
- ONE DOUBLE BEDROOM
- CONVENIENT LOCATION FOR AMENITIES, WALKS AND TRANSPORT



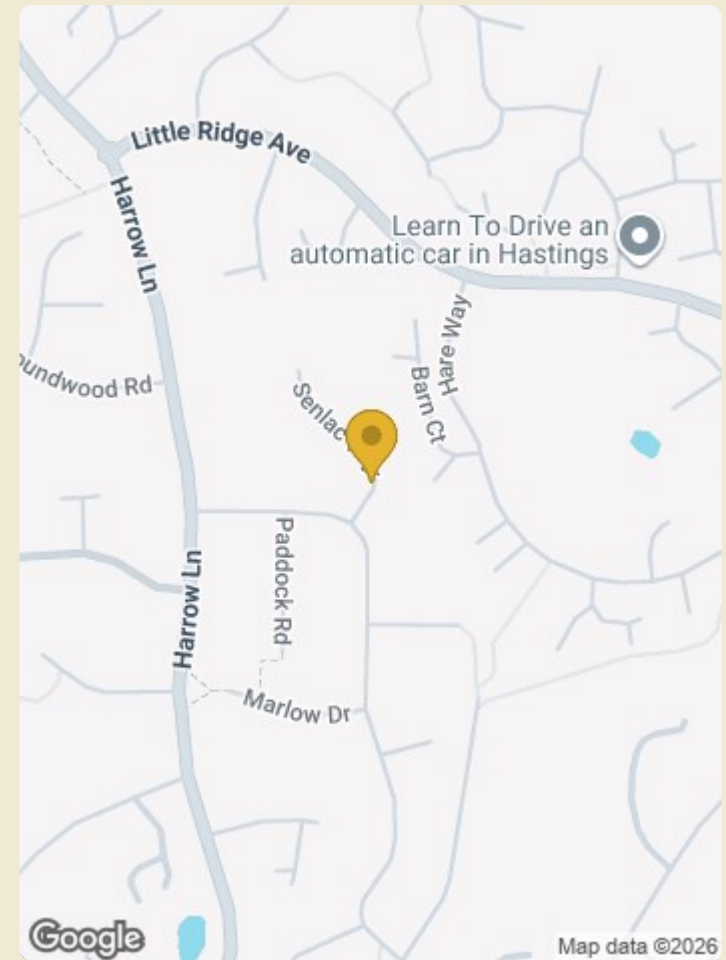
# Senlac Way

Approximate Gross Internal Floor Area  
521 sq. ft / 48.40 sq. m



FLOOR PLAN

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	<b>79</b>	<b>England &amp; Wales</b>
		<b>53</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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