



Pevensey Road
St. Leonards-On-Sea, TN38 0JY

£180,000 Leasehold

Wyatt
Hughes

PEVENSEY ROAD, ST. LEONARDS-ON-SEA, TN38 0JY

£180,000 £180,000 LEASEHOLD

Situated in the popular area of St. Leonards-on-Sea, this spacious two-bedroom top-floor flat occupies part of an attractive period semi-detached property and offers an excellent opportunity for buyers looking to create a home to their own taste.

The accommodation comprises two well-proportioned bedrooms and a comfortable reception room. While the property would benefit from some updating and modernisation, it offers plenty of potential and is being sold vacant with no onward chain.

Pevensey Road is conveniently positioned within easy reach of the mainline railway station, seafront and the wide selection of independent shops, cafés and restaurants that St. Leonards-on-Sea has to offer.

The property comes with a 25% share of the maintenance costs, which are incurred on an as-and-when-required basis, together with a modest ground rent of £60 per annum. The lease was originally granted for a term of 199 years from 1986, with the balance of the term remaining.

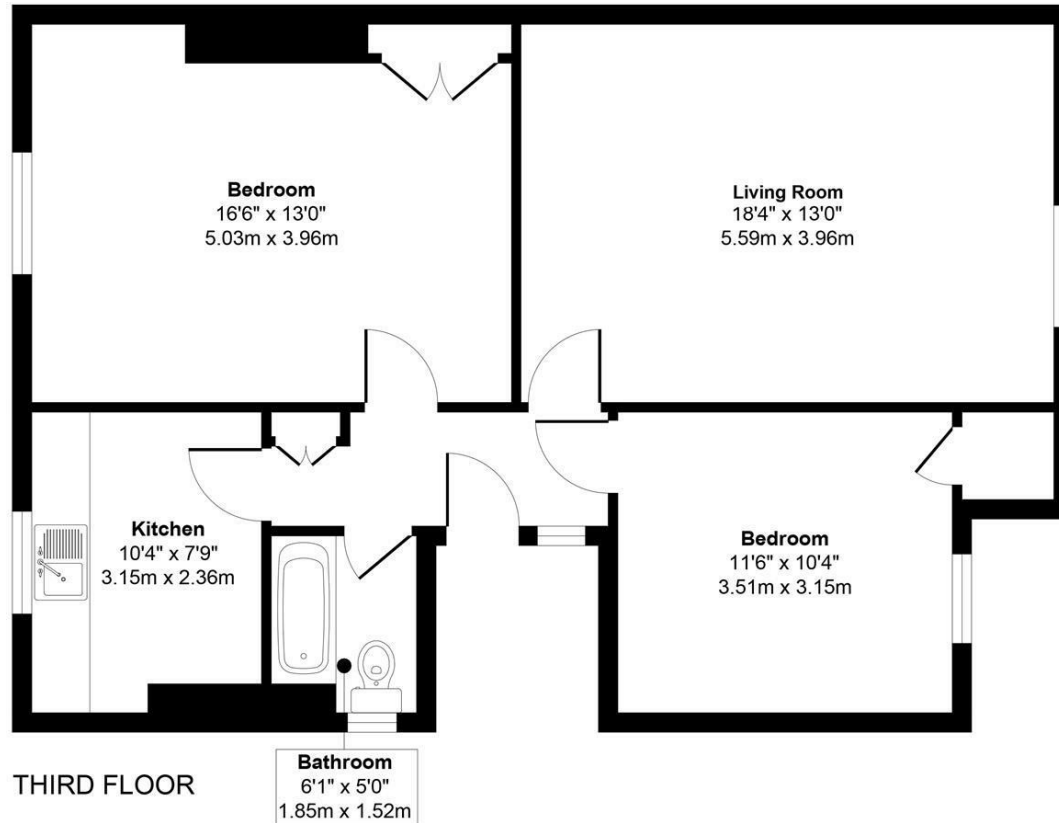
Offering character, potential and a convenient coastal location, this property would make an appealing home, holiday retreat or investment opportunity.

• TWO BEDROOMS • TOP FLOOR FLAT • VACANT POSSESSION NO ONWARD CHAIN • REQUIRES SOME UPDATING • EPC RATING D • TAX BAND A • 199 YR LEASE FROM 1986 • G RENT CURRENTLY £60/YEAR • 25% SHARE OF MAINTENANCE COSTS AS AND WHEN REQUIRED • 762 SQ FT



Pevensey Rd

Approximate Gross Internal Floor Area
762 sq. ft / 70.79 sq. m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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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