

# Abbott & Abbott

Estate Agents, Valuers and Lettings



17 Park Lane Mansions 13-15 Eversfield Place, St. Leonards-

Asking Price £135,000



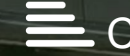
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Asking Price £135,000

# 17 Park Lane Mansions 13-15 Eversfield Place

St. Leonards-On-Sea, TN37 6DD

- 1 Bedroom Apartment
- Second Floor Flat
- Available Now
- Balcony Entrance
- 7.5% Possible Yearly Rental Yield
- Open Plan Kitchen/Living Room
- Close To Local Amenities
- Fully Refurbished Throughout 2 Years Ago
- Rear of The Building

This beautifully positioned seafront flat presents a rare opportunity to enjoy coastal living in the heart of St Leonards-on-Sea. Situated on Eversfield Place, just moments from the beach, the property blends classic charm with everyday convenience. Ideally located within easy reach of central St Leonards, the flat is close to Warrior Square Station, as well as an array of independent boutiques, popular eateries, and vibrant art galleries.

The open plan kitchen/living space is well-proportioned and perfectly suited for both relaxation and entertaining. Large windows overlook the rear garden, creating a bright and welcoming atmosphere. The layout has been thoughtfully arranged to provide a natural flow between rooms, enhancing everyday comfort. The bathroom is stylishly presented, featuring a contemporary walk-in shower.

Whether you are seeking a permanent residence, a seaside getaway, or an investment opportunity, this property offers an appealing combination of location, convenience, and modern living.

With an estimated annual rental income of £10,200, it also represents a strong buy-to-let prospect. The lease has approximately 153 years remaining, with a current service charge of £1,836 per annum. Early viewing is highly recommended.



**Access**

**Hallway**

**Bedroom**

**Shower room**

**Open Plan Kitchen/Living Room**

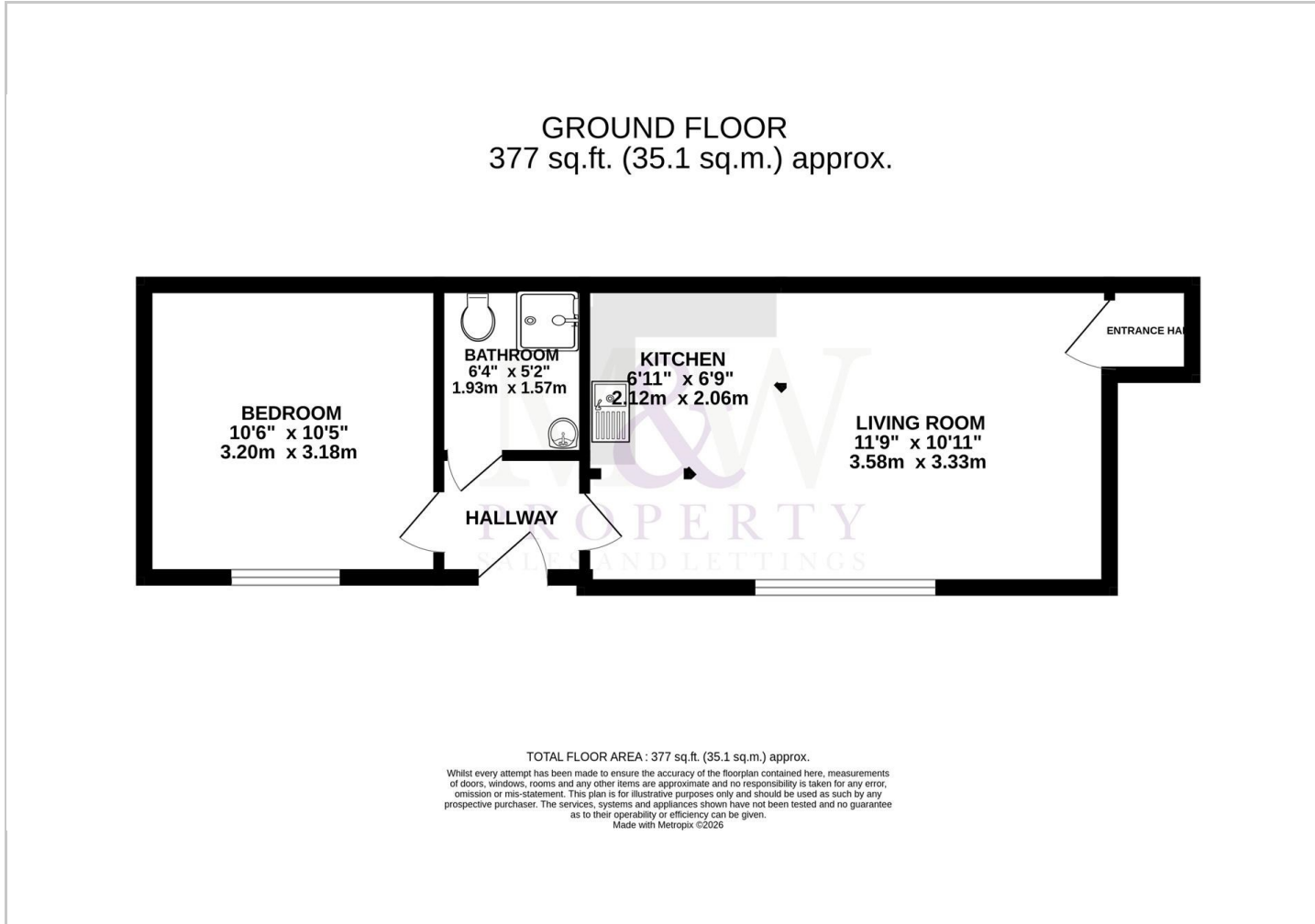
**Balcony**







## Floor Plans



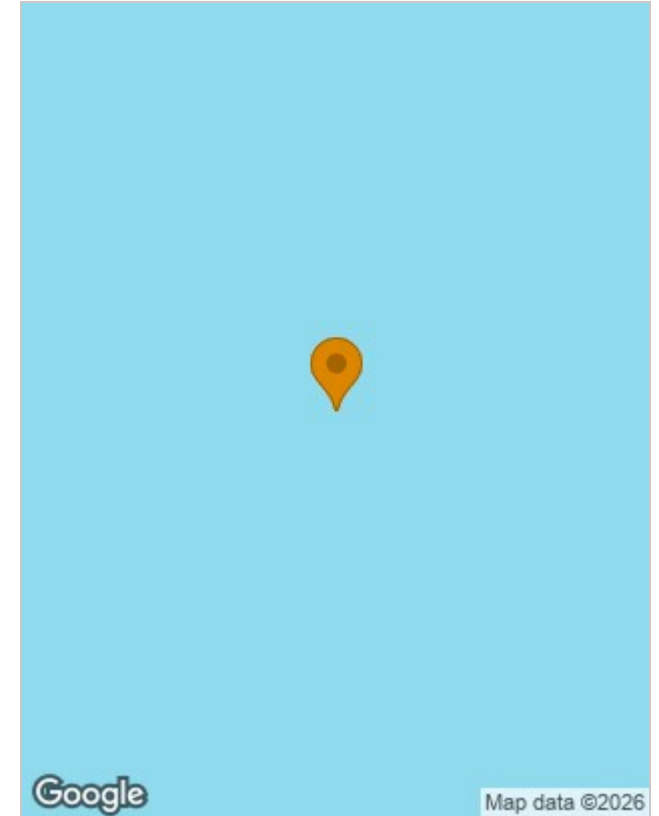
## Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

