



OAKFIELD



London Road, St. Leonards, TN37 6AR

Offers Over £330,000





## London Road, St. Leonards, TN37 6AR

Seeking a stunning maisonette within easy reach of St. Leonards' trendy hub and Warrior Square Station? Then look no further.

Occupying the second and third floors of a sympathetically renovated residential development in the heart of St. Leonards, this impressive home is perfectly positioned for access to Warrior Square Station, the seafront, and the vibrant London Road. London Road is well known for its eclectic mix of independent boutiques, artisan coffee shops, delicatessen, restaurants, and bars, making it one of the most sought-after and lively areas of St Leonards with a strong community feel and excellent transport links.

The property has been renovated to an exceptional standard throughout, boasting high-specification fittings including oak worktops, while retaining original period features such as sash windows and exposed floorboards.

The apartment enjoys a clean, bright, and airy feel thanks to its neutral décor, generous ceiling heights, and large windows offering far-reaching rooftop views towards the sea. The accommodation comprises an entrance staircase leading to the second-floor landing with a bedroom and an open-plan lounge/kitchen/diner. The top floor offers a family bathroom, an additional bedroom, and a spacious principal bedroom with en-suite bathroom.







### Lounge

17'1" x 11'10" (5.21m x 3.61m)

### Kitchen

19'1" x 5'10" (5.82m x 1.78m)

### Bedroom

15'8" x 12'0" (4.78m x 3.66m)

### Bedroom

13'7" x 7'11" (4.14m x 2.41m)



### Ensuite

10'3" x 5'1" (3.12m x 1.55m)

### Bedroom

12'3" x 11'9" (3.73m x 3.58m)

### Bathroom

6'7" x 6'2" (2.03m x 1.88m)

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

### Lease Information

The seller advises that the property is offered as leasehold and has approximately 125 years from 2023 and the maintenance is approximately £1200 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

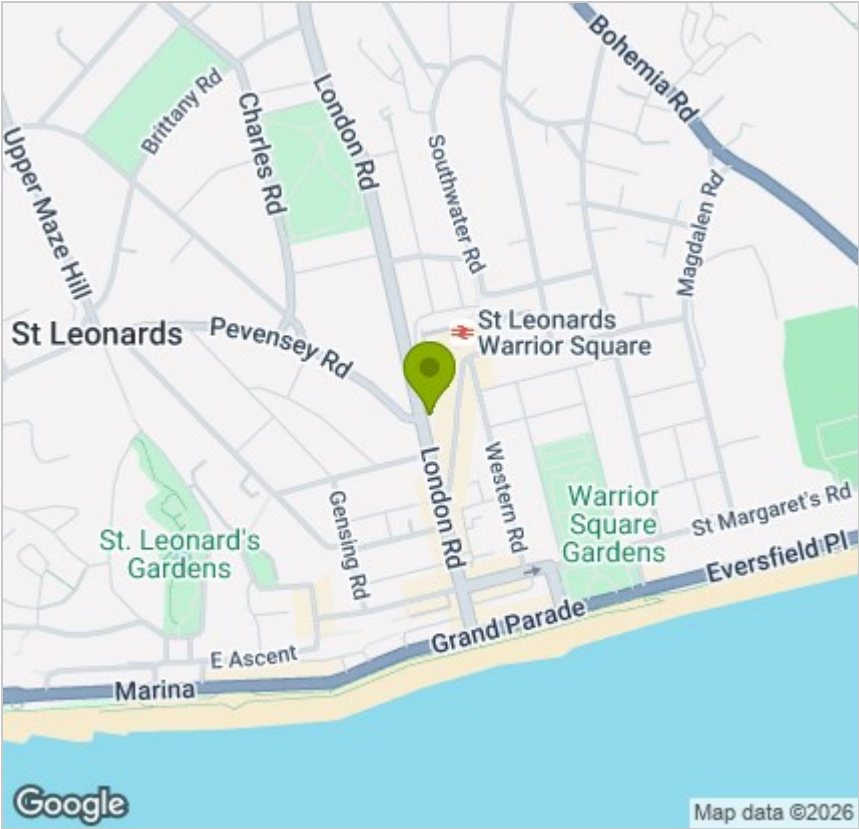


Viewing

Please contact us on 01424 446644 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

