



109 Pevensey Road
St. Leonards-On-Sea, TN38 0YG

Offers in excess of £130,000 Leasehold

Wyatt
Hughes

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OFFERS IN EXCESS OF £130,000 £130,000 LEASEHOLD

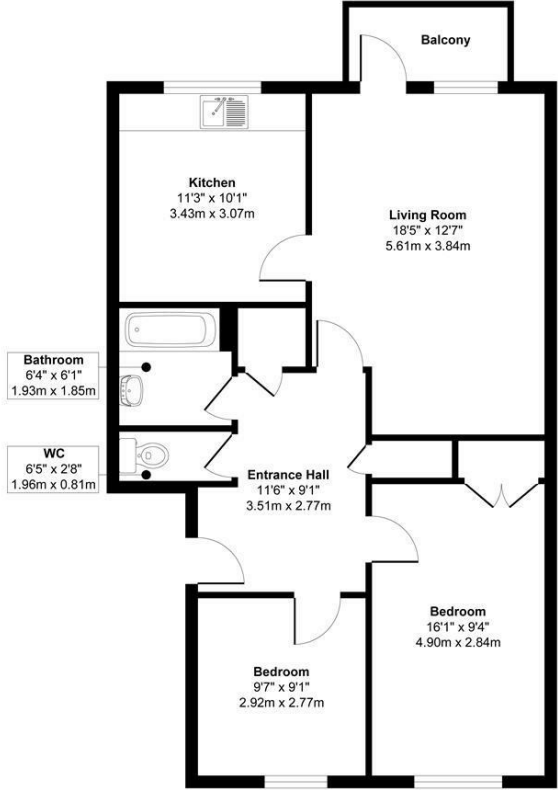


• SPACIOUS TWO BEDROOM PURPOSE-BUILT SECOND FLOOR APARTMENT • EPC C • LEASEHOLD WITH 120 YEAR LEASE FROM 2021 • COUNCIL TAX A • GROUND RENT £35PA • SERVICE CHARGE £1,141.83 • CHAIN FREE • PRIVATE GARAGE PROVIDING SECURE PARKING OR STORAGE • PRIVATE BALCONY ACCESSED DIRECTLY FROM THE LIVING ROOM • EXCELLENT OPPORTUNITY TO MODERNISE



Queens House

Approximate Gross Internal Floor Area
780 sq. ft / 72.46 sq. m



THIRD FLOOR

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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		
	73	78
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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