



**Upper Maze Hill**  
**St. Leonards-On-Sea, TN38 0LD**  
**£150,000 Leasehold - Share of Freehold**

**Wyatt  
Hughes**  
Residential Sales

## Upper Maze Hill, St. Leonards-On-Sea, TN38 0LD

Nestled in the desirable area of Upper Maze Hill, St. Leonards-On-Sea, this charming one-bedroom flat offers a wonderful opportunity for both first-time buyers and investors alike. Situated on the third floor of a well-managed purpose-built building, this property boasts a spacious reception room that invites natural light, creating a warm and welcoming atmosphere.

The flat features a well-proportioned bedroom and a bathroom, providing all the essentials for comfortable living. One of the standout features of this property is the two private balconies, perfect for enjoying the fresh air and picturesque views.

With no onward chain, this property is ready for you to make it your own. While it requires some modernisation, this presents an excellent opportunity to personalise the space to your taste and style. The long lease adds to the appeal, ensuring peace of mind for years to come.

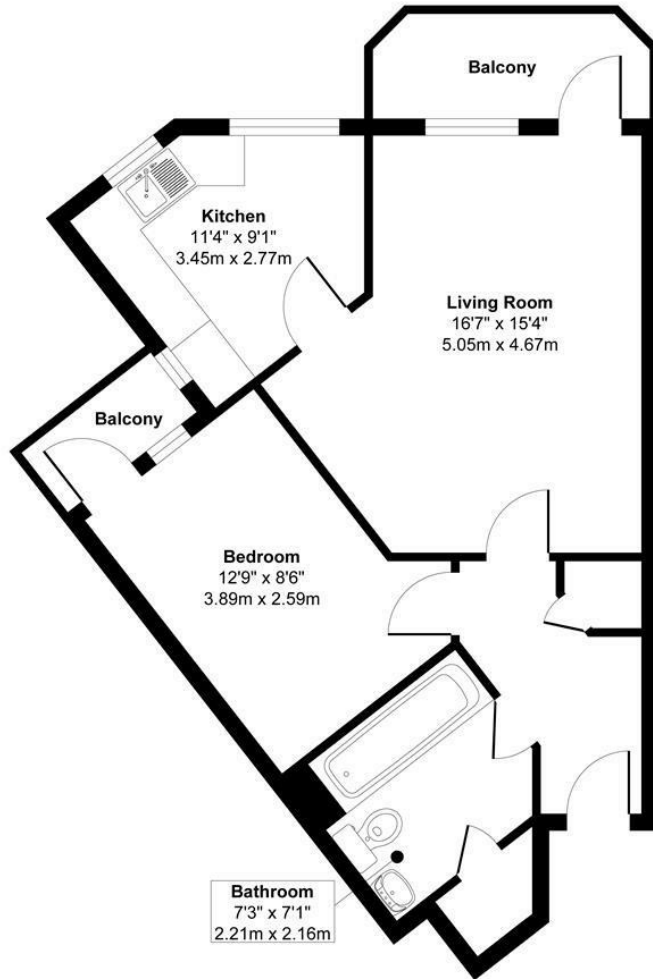
Conveniently located, you will find easy access to St. Leonards town centre and the beautiful seafront, making it ideal for those who enjoy coastal living. This flat is not just a home; it is a lifestyle choice in a vibrant community. Don't miss the chance to view this property and envision the potential it holds.



- 539 SQ FT
- TAX BAND C
- TWO PRIVATE BALCONIES
- NO GROUND RENT
- 3RD FLOOR APARTMENT
- EPC RATING B
- 999 YR LEASE FROM 2019 WITH A SHARE OF THE FREEHOLD
- ONE BEDROOM
- NO ONWARD CHAIN
- ANNUAL SERVICE CHARGE IS £1514.30

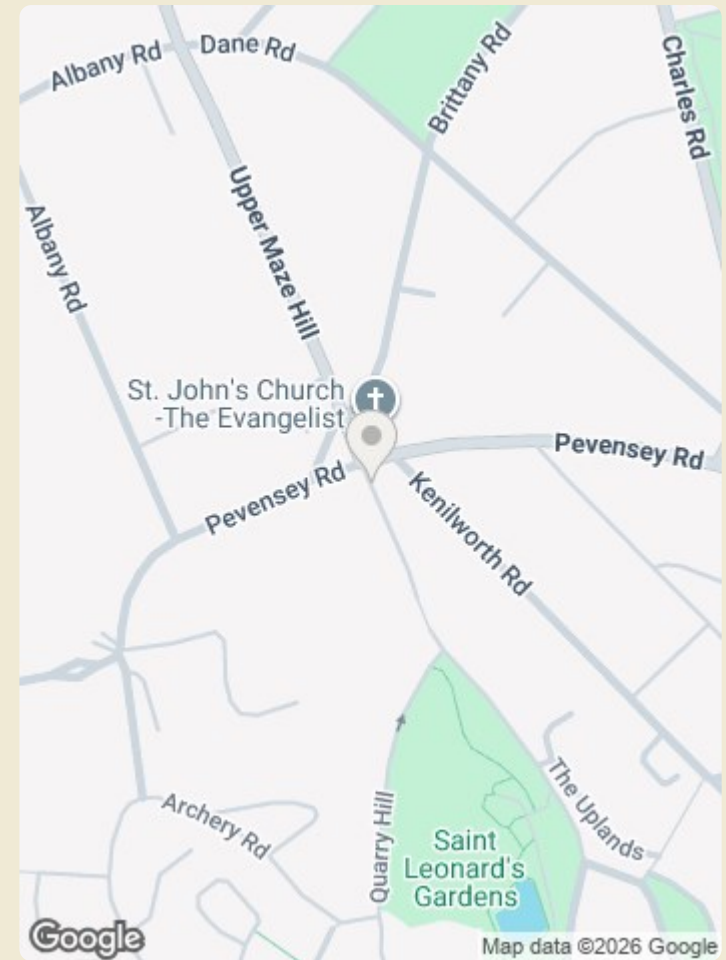
# Finch Mansions

Approximate Gross Internal Floor Area  
539 sq. ft / 50.07 sq. m



THIRD FLOOR

Produced By Picpreview.co.uk Ltd.



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | 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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | 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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