



**Snowdrop Rise**

**St. Leonards-On-Sea, East Sussex TN38 0GN**

**Offers in excess of £170,000 Leasehold**

**Wyatt  
Hughes**  
Residential Sales

## Snowdrop Rise, St. Leonards-On-Sea, East Sussex TN38 0GN

Situated within this modern BOVIS Homes development, this well-presented top floor apartment offers a bright and contemporary living space, complete with an allocated parking bay for one car.

The building is accessed via a secure intercom entry system, leading into a well-maintained communal hallway with stairs to all floors.

Inside, the apartment features a welcoming entrance hall giving access to all rooms. The standout feature is the spacious open-plan kitchen and living area a fantastic space for relaxing or entertaining family and friends.

The principal bedroom is a generous double, benefitting from a fitted wardrobe and a modern en-suite shower room. There's also a second bedroom, ideal for guests, a home office, along with a stylish family bathroom and two useful storage cupboards off the hallway.

Whether you're looking for your first home, a buy-to-let investment, or to add to your existing portfolio, this apartment offers excellent potential within a popular and well-connected location.



- EPC C
- £1500 SERVICE CHARGE WITH £150 GROUND RENT PER YEAR
- TWO BEDROOMS
- MAIN BEDROOM WITH EN/SUITE
- GOOD VIEWS
- TOP FLOOR PURPOSE BUILT APARTMENT
- COUNCIL TAX BAND B
- 999 YEAR LEASE FROM 2007
- MODERN AND WELL MAINTAINED THROUGHOUT
- ALLOCATED PARKING SPACE FOR 1 VEHICLE

# Iris Court

Approximate Gross Internal Area = 61.83 sq m / 666 sq ft

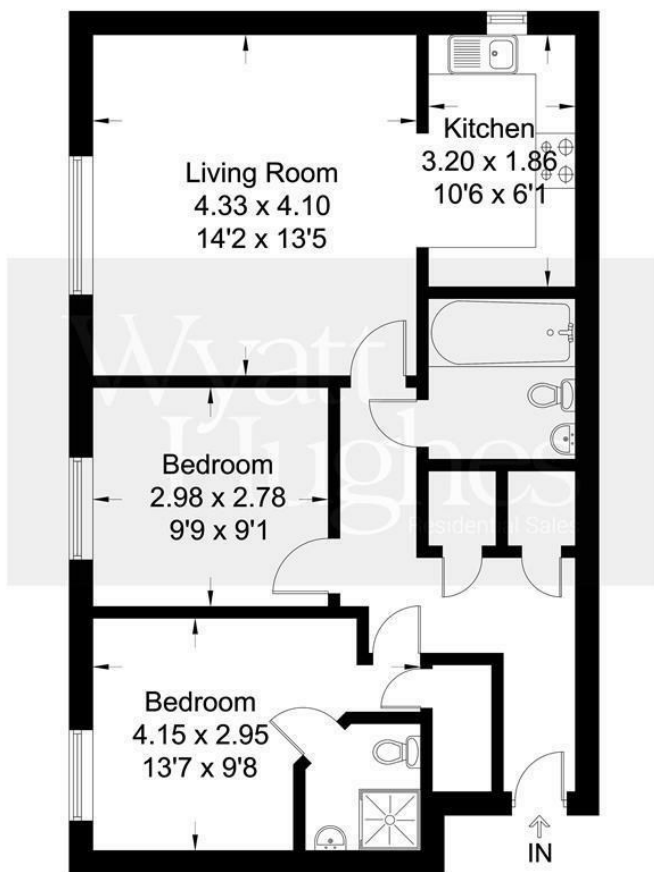
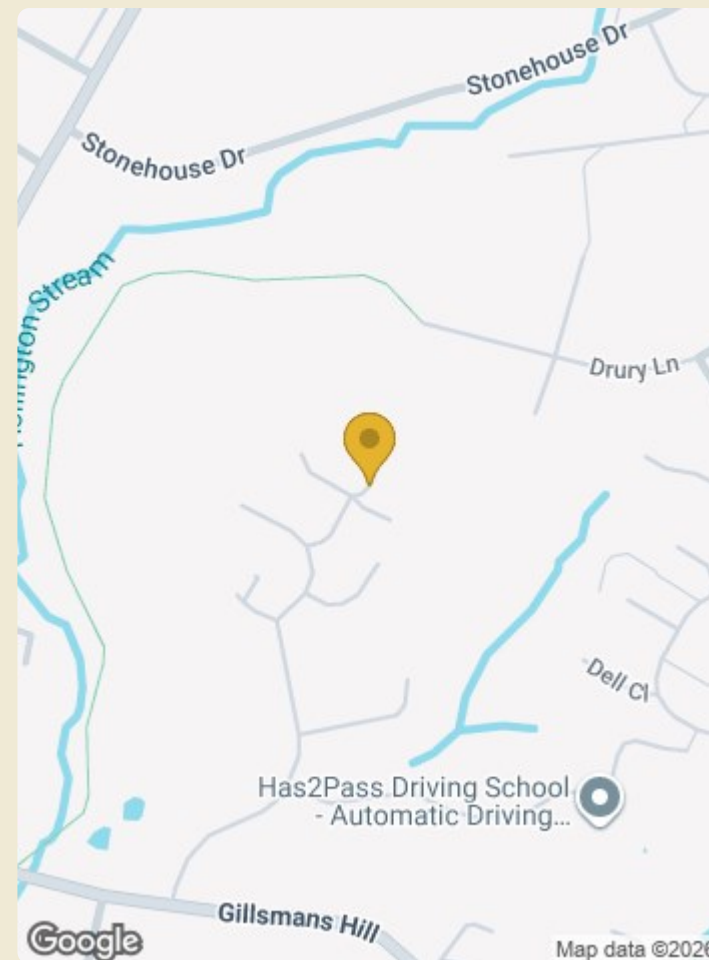


Illustration for identification purpose only, measurements are approximate, not to scale. © 2021



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	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
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	80	80
			<b>England &amp; Wales</b>
			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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