



**Pevensey Road
St. Leonards-On-Sea, TN38 0LE**

Offers in excess of £300,000 Leasehold - Share of Freehold

**Wyatt
Hughes**
Residential Sales

Pevensey Road, St. Leonards-On-Sea, TN38 0LE

PEVENSEY ROAD, ST. LEONARDS-ON-SEA

A beautifully presented two bedroom garden flat set within this attractive period building on sought-after Pevensey Road, enjoying bright and spacious accommodation throughout alongside the rare benefit of a generous private garden.

This charming home offers well-balanced accommodation with a large bay-fronted living room filled with natural light, creating an excellent entertaining and relaxing space. The property further benefits from a separate fitted kitchen, two bedrooms, a modern bathroom/WC and a spacious entrance hall providing a great sense of flow throughout the apartment.

To the rear, the private garden is a real standout feature, mainly laid to lawn with mature planting and useful storage shed, offering an ideal space for outdoor dining, entertaining or simply enjoying the sunshine.

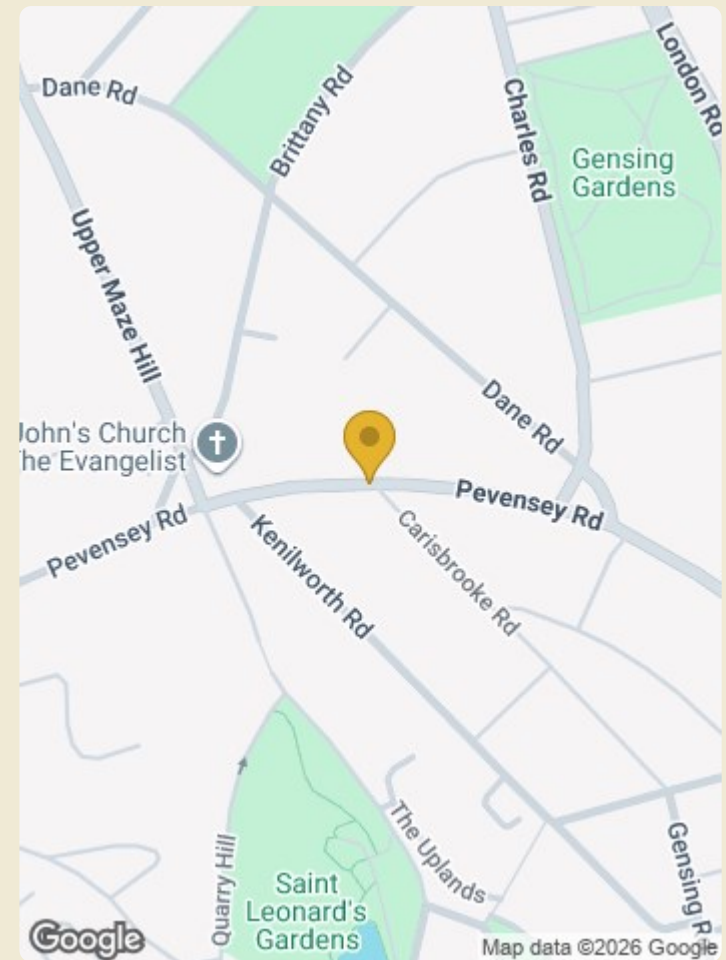
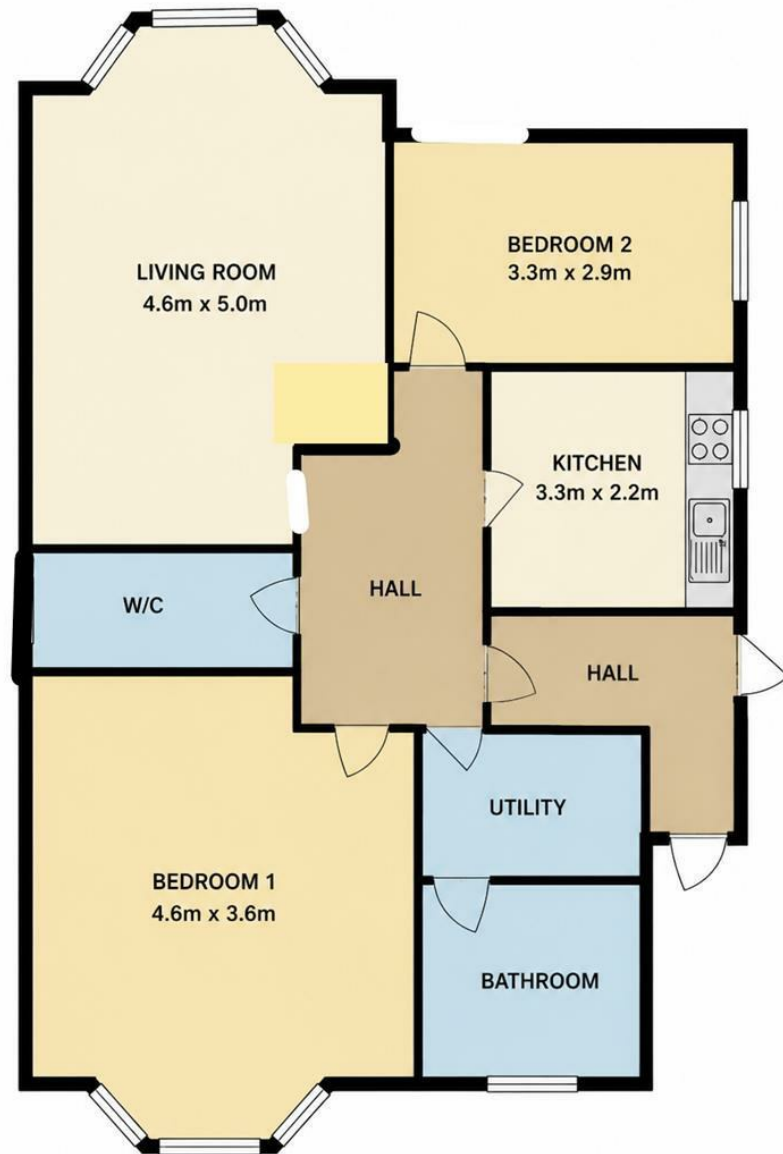
The property is presented in good order throughout with a tasteful neutral décor, high ceilings and character features typical of the period, making it ready for immediate occupation.

Ideally positioned within central St. Leonards, Pevensey Road is well placed for access to local shops, cafes, mainline railway stations and the seafront, making this an ideal home for first-time buyers, downsizers or those seeking a weekend retreat by the coast.

To be sold with NO ONWARD CHAIN.

- EPC D
 - SHARE OF FREEHOLD WITH 999 YEAR LEASE from 2010
 - APPROX 1022 Sq. ft TWO BEDROOM GARDEN FLAT
 - SPACIOUS BAY-FRONTED LIVING ROOM
 - PRIVATE ENTRANCE
- COUNCIL TAX A
 - SERVICE CHARGE IS SPLIT WITH FOUR FLATS AND PAID ON AD-HOC BASIS`
 - PRIVATE REAR GARDEN
 - SOUGHT-AFTER PEVENSEY ROAD LOCATION
 - CLOSE TO ST. LEONARDS SEAFRONT & STATION





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			
England & Wales		EU Directive 2002/91/EC	
			75
		61	

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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