



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

£190,000 Leasehold

**Wyatt
Hughes**
Residential Sales

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

Welcome to this charming two-bedroom top floor flat located on Pevensey Road in the desirable area of St. Leonards-On-Sea. This property is ideally situated within easy walking distance of the town centre, offering convenient access to the train station at Warrior Square, as well as a variety of local shops, cafes, bars, and restaurants.

As you enter the flat, you will find a spacious reception room that provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The two well-proportioned bedrooms offer ample space for comfortable living, while the bathroom is conveniently located to serve both bedrooms.

This flat, a conversion, retains some delightful original features that add character and charm, although it does require some updating to reach its full potential. With no onward chain, this property presents an excellent opportunity for those looking to put their own stamp on a home in a vibrant and sought-after location.

Whether you are a first-time buyer, an investor, or seeking a charming retreat by the coast, this flat offers a fantastic opportunity to create a lovely living space in a thriving community. Don't miss your chance to view this property and explore the possibilities it holds.

- TO BE SOLD WITH A NEW 125 YR LEASE
- VACANT POSESSION
- REQUIRES MODERNISATION
- EPC RATING C
- ANNUAL SERVICE CHARGE OF £780
- TWO BEDROOMS
- SOME PERIOD FEATURES
- NO ANNUAL GROUND RENT
- TOP FLOOR APARTMENT
- TAX BAND B

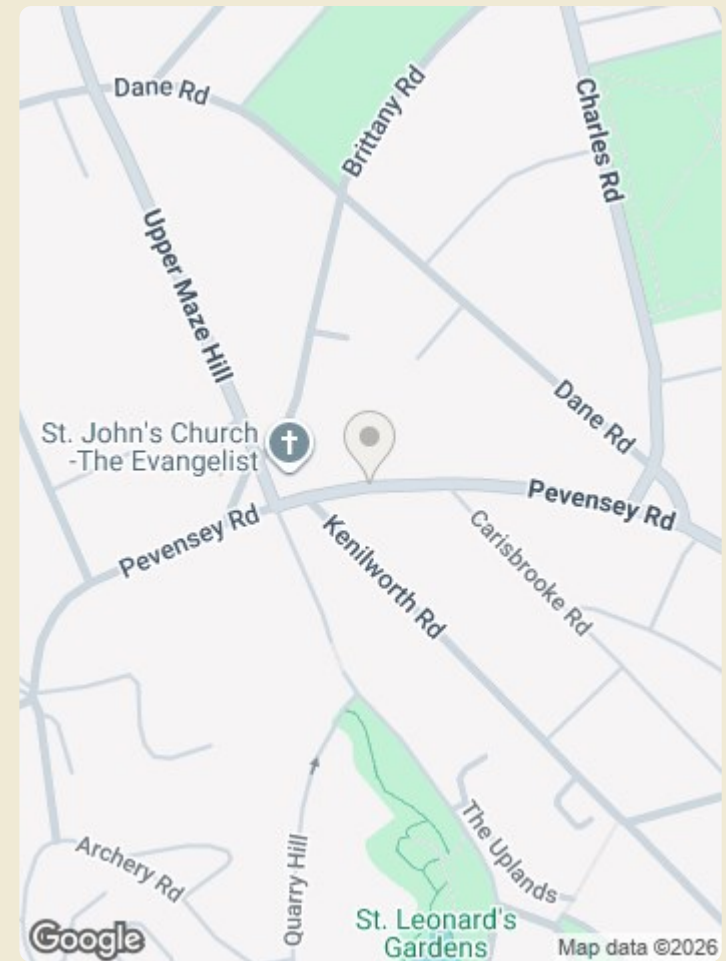


Approximate Gross Internal Floor Area
973 sq. ft / 90.39 sq. m



FIRST FLOOR

Produced By Picpreview.co.uk Ltd.



Energy Efficiency Rating

Category	2002 (EU plus)	2002/91/EC
Very energy efficient - lower running costs	A (82-91)	A (82-91)
	B (61-81)	B (61-81)
	C (40-60)	C (40-60)
	D (25-39)	D (25-39)
	E (15-24)	E (15-24)
	F (9-14)	F (9-14)
Not energy efficient - higher running costs	G (1-8)	G (1-8)

Environmental Impact (CO₂ Rating)

Category	2002 (EU plus)	2002/91/EC
Very environmentally friendly - lower CO ₂ emissions	A (82 plus)	A (82 plus)
	B (61-81)	B (61-81)
	C (40-60)	C (40-60)
	D (25-39)	D (25-39)
	E (15-24)	E (15-24)
	F (9-14)	F (9-14)
Not environmentally friendly - higher CO ₂ emissions	G (1-20)	G (1-20)

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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