



**Carisbrooke Road
St. Leonards-On-Sea, TN38 0JN**

Offers in excess of £135,000 Leasehold

**Wyatt
Hughes**
Residential Sales

Carisbrooke Road, St. Leonards-On-Sea, TN38 0JN

A well-proportioned one bedroom ground floor flat with high ceilings and bright accommodation, now requiring general updating and offering excellent potential.

Situated on Carisbrooke Road in St Leonards, the property forms part of an attractive period conversion and benefits from generously sized rooms and a particularly light and airy feel throughout.

The accommodation is arranged with a spacious bay-fronted living room, enjoying good natural light and high ceilings, creating an impressive main living space. The bedroom is also well-proportioned with bay window, while the kitchen and bathroom are positioned to the rear of the property.

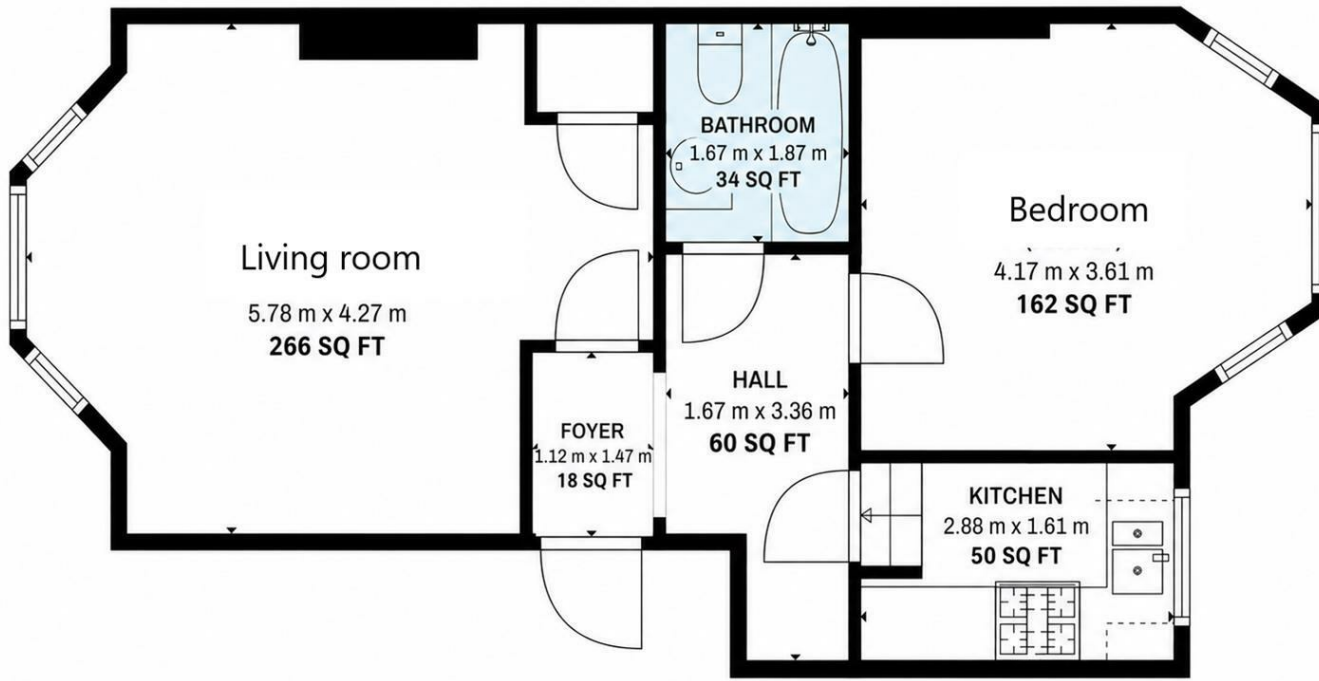
Although the flat would benefit from modernisation, it presents an ideal opportunity for a purchaser to update and personalise to their own taste, making it particularly appealing to first-time buyers, investors, or those seeking a project.

Conveniently located within walking distance of the shops, coffee houses and eateries of St. Leonards and transport links into London, the property is well placed for both everyday living and long-term investment.

Offered to the market with no onward chain.

- EPC D
- NEW LEASE GRANTED ON SALE OF 199 YEARS AND £0 GROUND RENT
- OFFERED CHAIN FREE
- BRIGHT ROOMS AND HIGH CEILINGS
- CLOSE TO LOCAL SHOPS AND SEAFRONT
- COUNCIL TAX A
- 25% SHARE OF MAINTANACE TO BUILDING
- ONE BEDROOM GROUND FLOOR APARTMENT
- POTENTIAL TO MODERNISE
- CLOSE TO WARRIOR SQUARE TRAIN STATION WITH LINKS TO LONDON

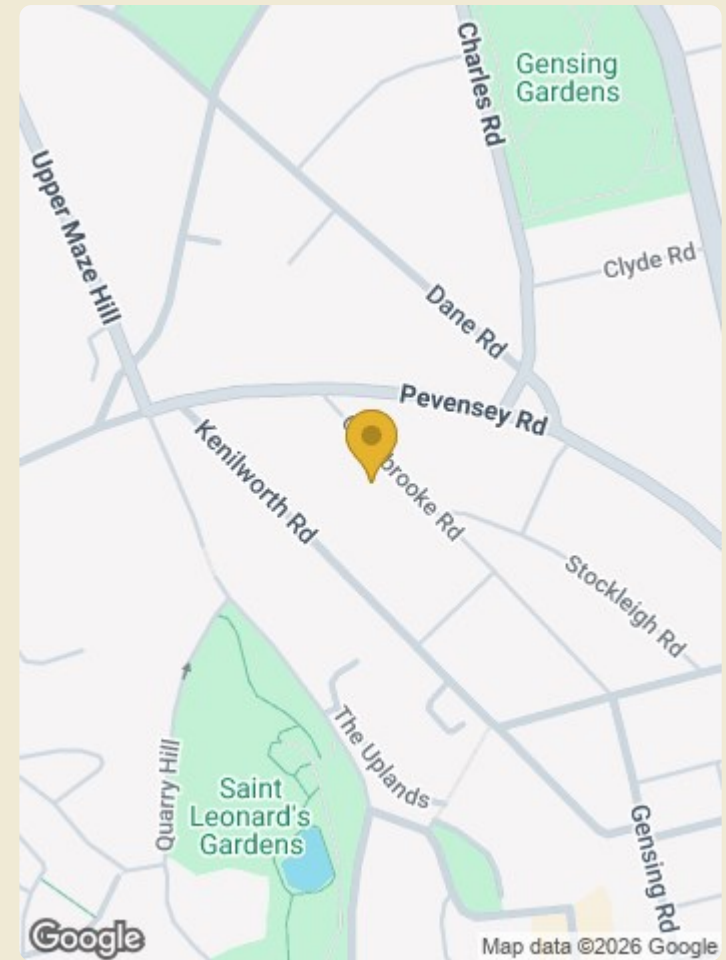




TOTAL: 538 SQ FT

GROUND FLOOR: 538 SQ FT

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	68	79
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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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