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Flat 2, 17 St. Margarets Road, St. Leonards-On-Sea, TN37 6EH
Guide Price £150,000 - £170,000 Leasehold

Guide price £150,000 - £170,000 Nestled on St. Margarets Road in the charming area of St. Leonards-On-Sea, this delightful one-bedroom hall floor flat offers a perfect blend of comfort and convenience. The property is ideally located just off Warrior Square, allowing for easy access to the beautiful gardens, the seafront, and the vibrant town centre, which boasts a variety of cafes, eateries, and independent shops. Additionally, the mainline railway station at Warrior Square is within close proximity, making commuting a breeze. This well-proportioned apartment features a spacious living room adorned with a lovely bay window, allowing natural light to flood the space. The modern fitted kitchen is both functional and stylish, providing an excellent area for culinary pursuits. The double bedroom offers a peaceful retreat, while the bathroom/WC is conveniently located for ease of use. With a gas boiler and radiators, the flat ensures warmth and comfort throughout the year. The property is offered with no onward chain, making it an attractive option for those looking to move quickly. The long lease adds to the appeal, providing long-term security for potential buyers. Whether you are seeking a second home, a buy-to-let investment, or your first step onto the property ladder, this charming flat presents an excellent opportunity. Embrace the coastal lifestyle and enjoy all that St. Leonards-On-Sea has to offer in this lovely converted apartment.



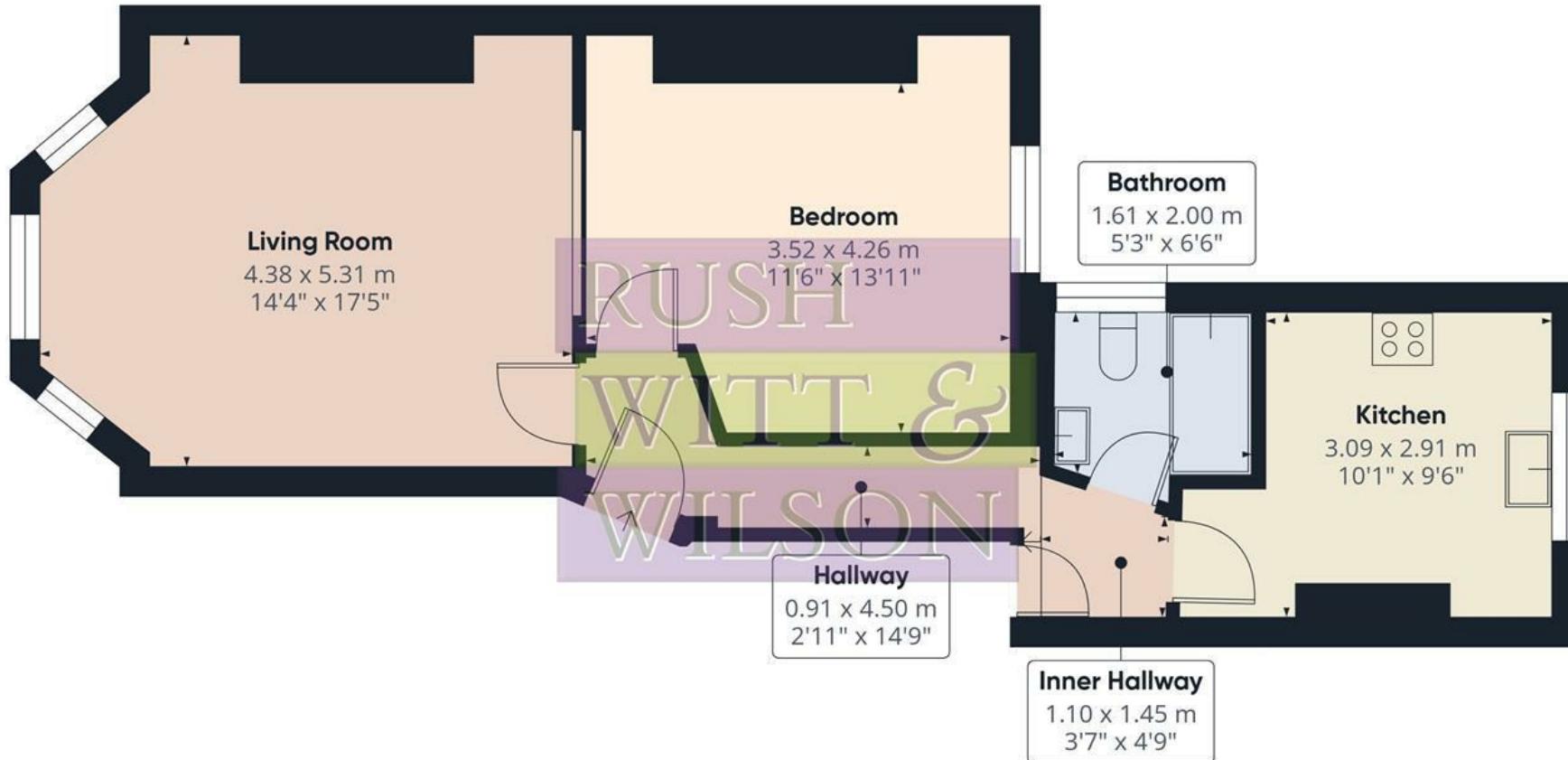




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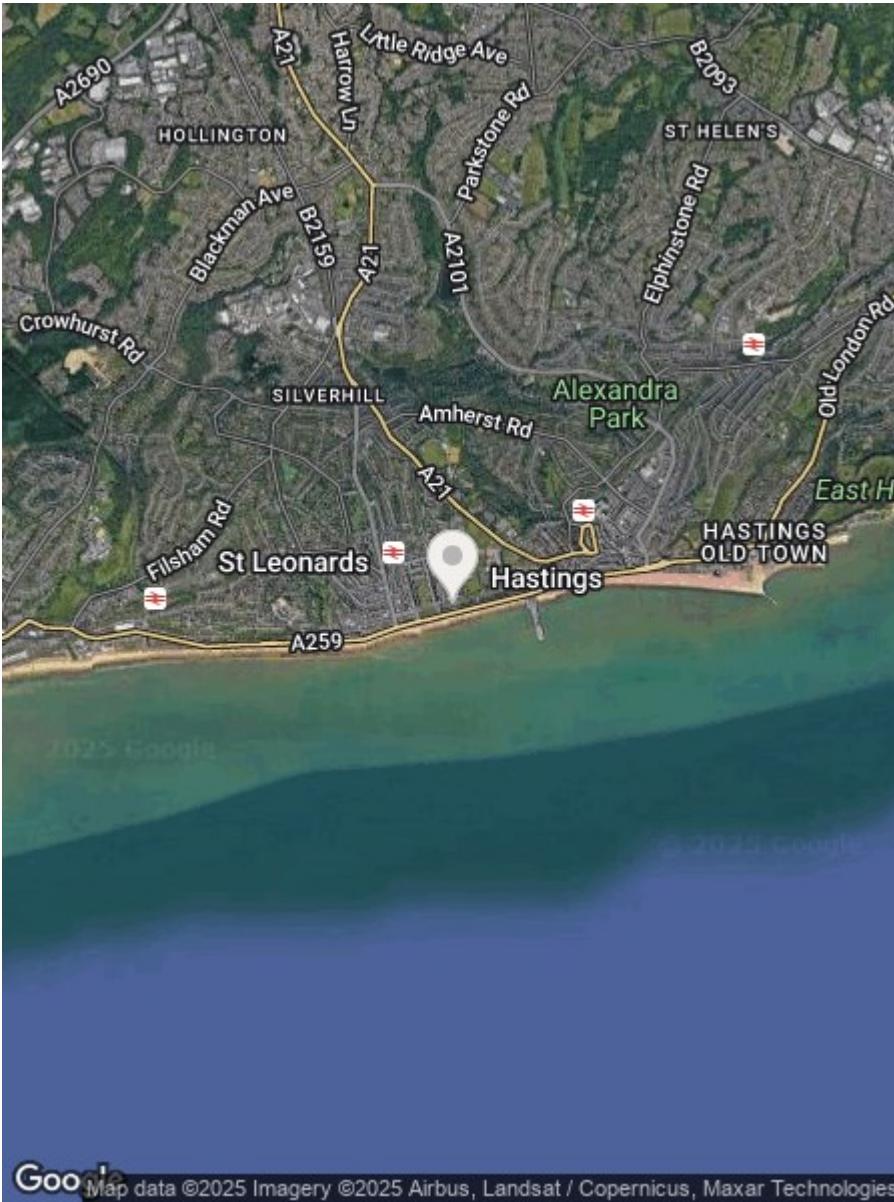


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(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	71	76
(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

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

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – A

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

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