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**Kings Wood Gate House Kings Wood Gate, St. Leonards-On-Sea, TN37 7FB
£85,500 Leasehold**

SHARED OWNERSHIP at 45%

Nestled in the tranquil cul-de-sac of Kings Wood Gate, St. Leonards-On-Sea, this beautifully presented first-floor flat offers a rare opportunity for those seeking a modern and comfortable living space. With two spacious double bedrooms, this property is perfect for first-time buyers or those looking to downsize without compromising on quality. Upon entering, you are greeted by a welcoming entrance hallway that leads to a generous 16ft lounge, providing an ideal setting for relaxation or entertaining guests. The modern

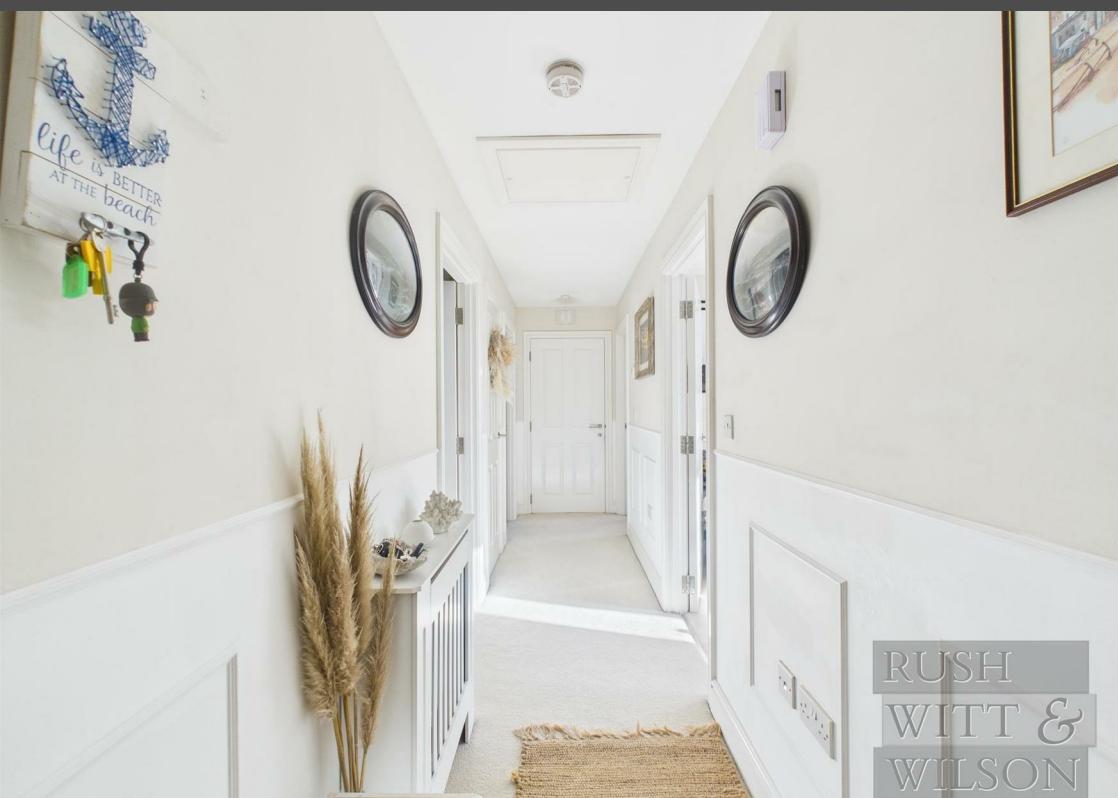
kitchen is well-equipped, making it a delight for anyone who enjoys cooking. The flat also features a contemporary bathroom, ensuring convenience and style. One of the standout features of this property is the allocated parking space, a valuable asset in this

desirable area. The flat is situated off Old Roar Road, offering a peaceful environment while still being conveniently close to local amenities and transport links. This property is not just a home; it is a lifestyle choice, combining comfort, modernity, and practicality.

With its spacious accommodation and prime location, this flat is a must-see for anyone looking to make a wise investment in their future. Don't miss out on the chance to own this lovely apartment in St. Leonards-On-Sea.







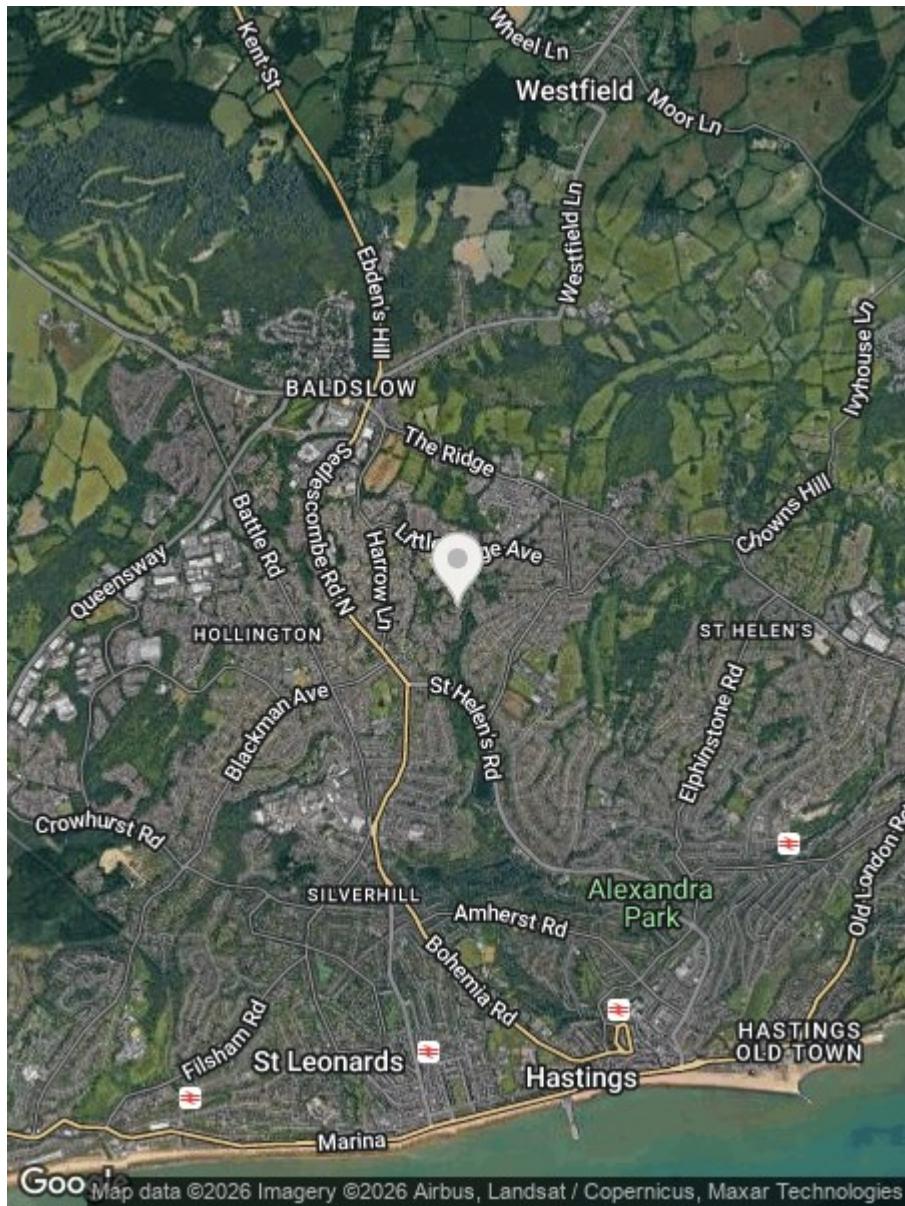


Approximate total area⁽¹⁾

66.2 m²
714 ft²

(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	82	82
(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		

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		

The vendor currently owns 45% of the property which is equal to £85,500, this requires an additional rent of £332.30 pcm. Full ownership is also available.

Council Tax Band - B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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