



Stockleigh Road  
St. Leonards-On-Sea, East Sussex TN38 0JP  
£180,000 Leasehold - Share of Freehold

Wyatt  
Hughes  
Residential Sales

# Stockleigh Road, St. Leonards-On-Sea, East Sussex TN38 0JP

Set on Stockleigh Road, this well-proportioned two bedroom first floor apartment, offers bright accommodation with an excellent layout and a generous open-plan living space—ideal for first-time buyers, downsizers or investors alike.

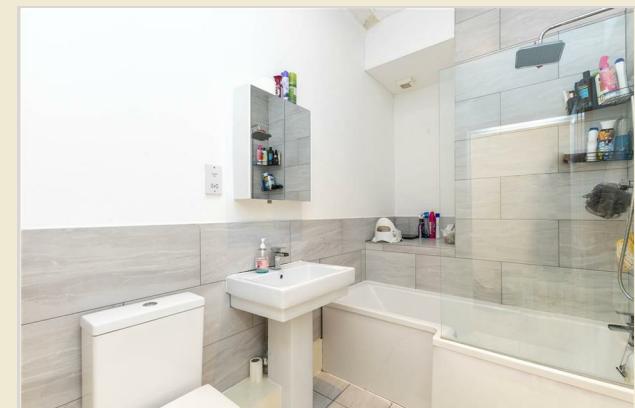
The property centers around a spacious open plan living/kitchen, with ample room for a comfortable lounge area, dining table and a practical kitchen setup. Large windows bring in plenty of natural light, giving the main living space a lovely airy feel.

There are two bedrooms, including a particularly generous principal bedroom, plus a further second bedroom—ideal as a guest room, nursery or home office. A well-sized bathroom completes the accommodation.

Conveniently located for local amenities, transport links, and access into Hastings and St Leonards, the flat is well placed for everyday life while still being tucked away within this popular residential setting.

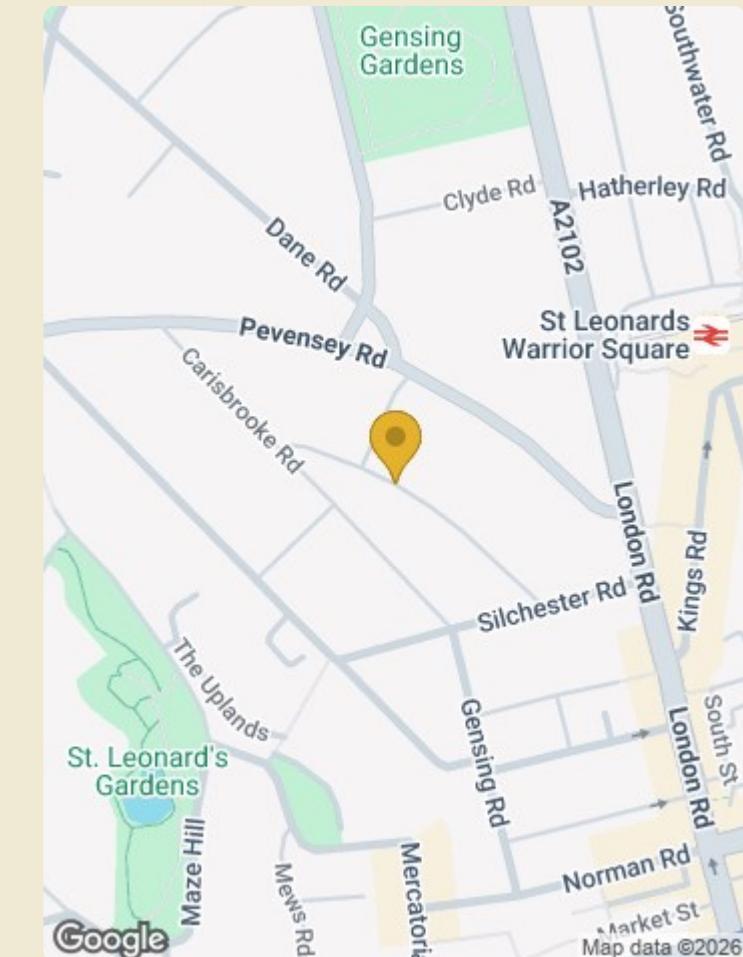
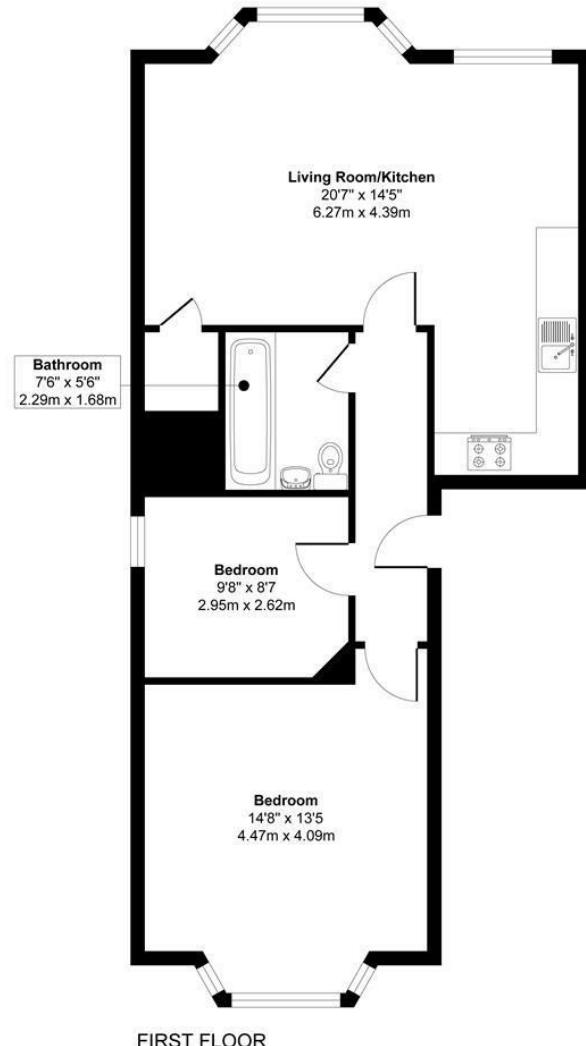
This is a smart, low-fuss option with a great footprint and a layout that really works—viewing is recommended to appreciate the space on offer.

- FIRST FLOOR APARTMENT
- COUNCIL TAX A
- £0 GROUND RENT
- BRIGHT AND AIRY ACCOMMODATION
- 189 YEAR LEASE FROM 2012
- TWO BEDROOMS
- SERVICE CHARGE 1/4 SHARE AS AND WHEN
- EPC D
- CONVENIENT FOR AMENITIES AND TRANSPORT LINKS
- SHARE OF FREEHOLD



# Stockleigh Rd

Approximate Gross Internal Floor Area  
735 sq. ft / 68.28 sq. m



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (F2 plus)	A	82
(B1-B1)	B	
(B9-B0)	C	
(55-48)	D	
(39-34)	E	
(21-18)	F	55
(11-0)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (B2 plus)	A	82
(B1-B1)	B	
(B9-B0)	C	
(55-48)	D	
(39-34)	E	
(21-18)	F	
(11-0)	G	
Not environmentally friendly - higher CO <sub>2</sub> 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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