



**Brittany Road**  
**St. Leonards-On-Sea, East Sussex TN38 0RB**  
**£210,000 Leasehold - Share of Freehold**

**Wyatt  
Hughes**  
Residential Sales

## Brittany Road, St. Leonards-On-Sea, East Sussex TN38 0RB

A fantastic opportunity to own this beautifully updated TWO BEDROOM lower ground floor apartment with OFF-ROAD PARKING and set in one of St Leonards' most sought-after spots.

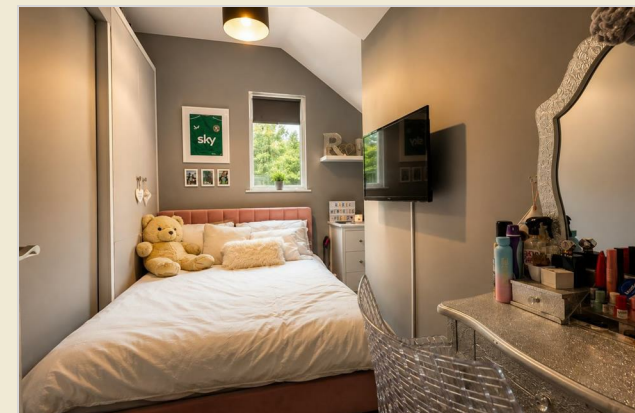
Accessed via its own PRIVATE ENTRANCE, the apartment opens into a welcoming hallway with all rooms leading off. To the front of the property is the bright and sociable open plan kitchen/living space, complete with fitted units & worktops, built in electric oven & hob and space for additional appliances. The standout feature here has to be the working Victorian fireplace.

The main bedroom enjoys a quieter side aspect, while the second bedroom sits to the front and benefits from built in wardrobe space and additional storage.

The shower room is fitted with a modern suite comprising shower cubicle, wash basin and w.c.

Location wise, it's hard to beat. Markwick Private Gardens sit directly opposite, while the ever-popular cafés, restaurants, independent shops and seafront of St Leonards are all within walking distance. St Leonards Warrior Square station is also nearby, offering direct links to London and Brighton.

- COUNCIL TAX A
- SHARE OF FREEHOLD WITH 999 YEAR LEASE FROM 2020
- TWO BEDROOM LOWER GROUND FLOOR APARTMENT
- OPEN PLAN KITCHEN/LIVING SPACE
- WELL PRESENTED THROUGHOUT
- EPC D
- £720PA SERVICE CHARGE
- OFF-ROAD PARKING
- WALKING DISTANCE TO THE SEAFRONT & WARRIOR SQUARE STATION
- BUILT IN STORAGE & WARDROBES



# Brittany Road

Approximate Gross Internal Area = 68.37 sq m / 736 sq ft

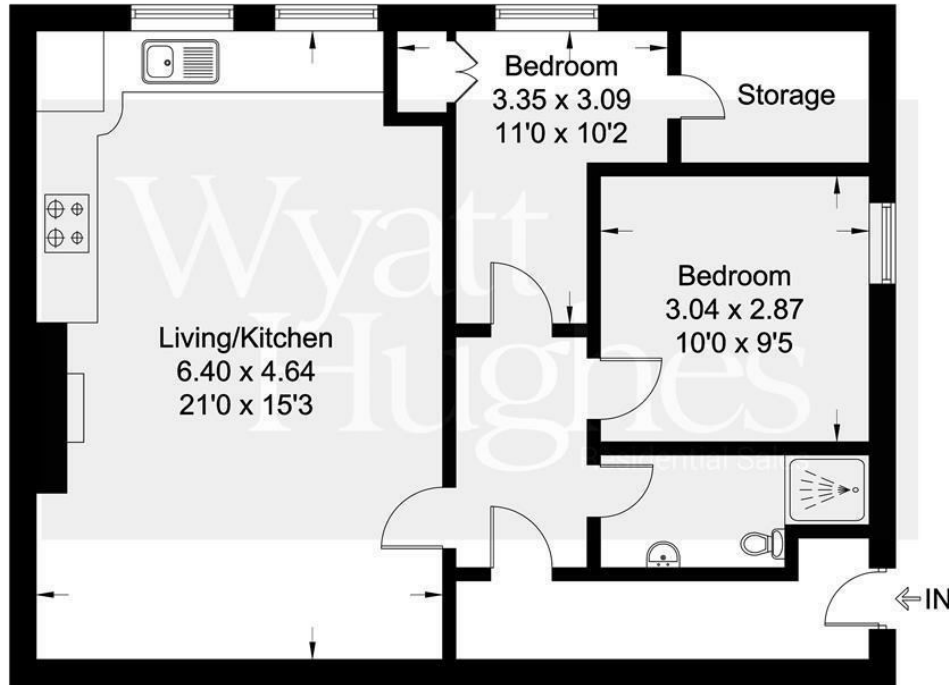
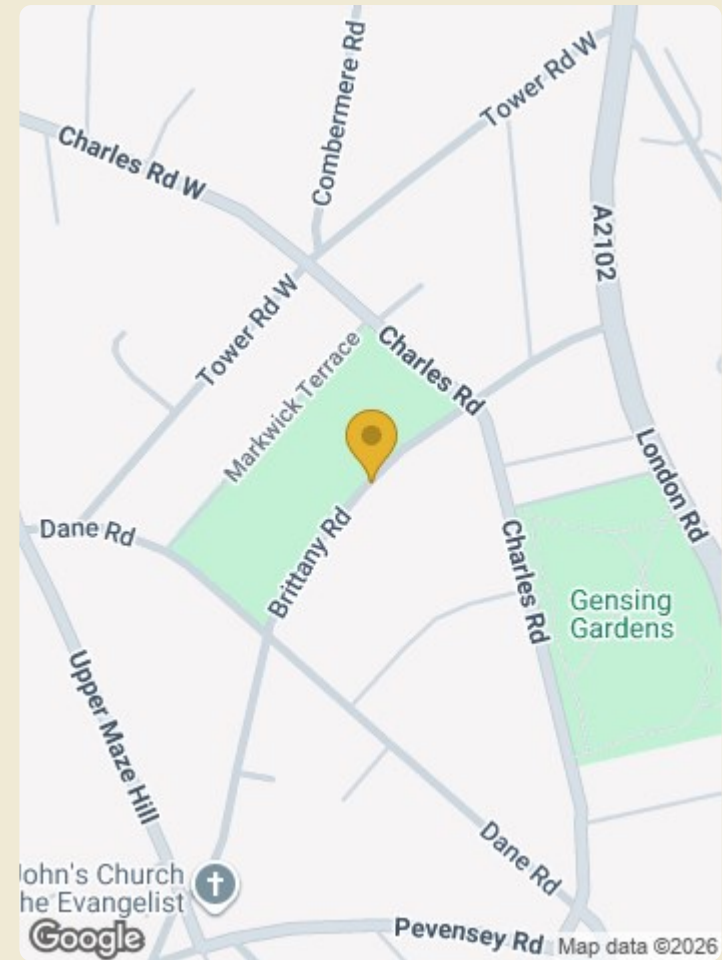


Illustration for identification purpose only, measurements are approximate, not to scale. © 2020



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(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			
England & Wales	EU Directive 2002/91/EC	79	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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