



106 Pevensey Road  
St. Leonards-On-Sea, TN38 0YG

£165,000 Leasehold

Wyatt  
Hughes  
Residential Sales

# 106 Pevensey Road, St. Leonards-On-Sea, TN38 0YG

A well-proportioned two bedroom purpose-built flat, situated on the second floor of this established residential block, offering generous room sizes, a private balcony and the rare advantage of a garage.

The accommodation extends to approximately 780 sq ft and is arranged around a spacious central entrance hall, creating a practical and well-balanced layout. The living room is particularly impressive in size, measuring over 18ft in length, with ample space for both seating and dining areas. A door leads directly onto a private balcony, providing a pleasant outdoor space to enjoy some fresh air or morning coffee.

The separate kitchen offers good storage and worktop space, with scope for modernisation to suit individual taste. Both bedrooms are comfortable doubles, with the principal bedroom benefiting from an excellent footprint of over 16ft in length. A bathroom and separate WC add further convenience, particularly for guests or sharers.

While the flat would now benefit from cosmetic updating, it has been well maintained and presents a superb opportunity for buyers looking to personalise a property to their own style. The generous proportions and straightforward layout make it an ideal first purchase, downsize or buy-to-let investment.

Externally, the property enjoys the valuable addition of a garage, providing secure parking or useful storage – an increasingly sought-after feature.

Positioned on the second floor, the flat offers an elevated outlook and a sense of privacy, while remaining conveniently located for local amenities and transport links.

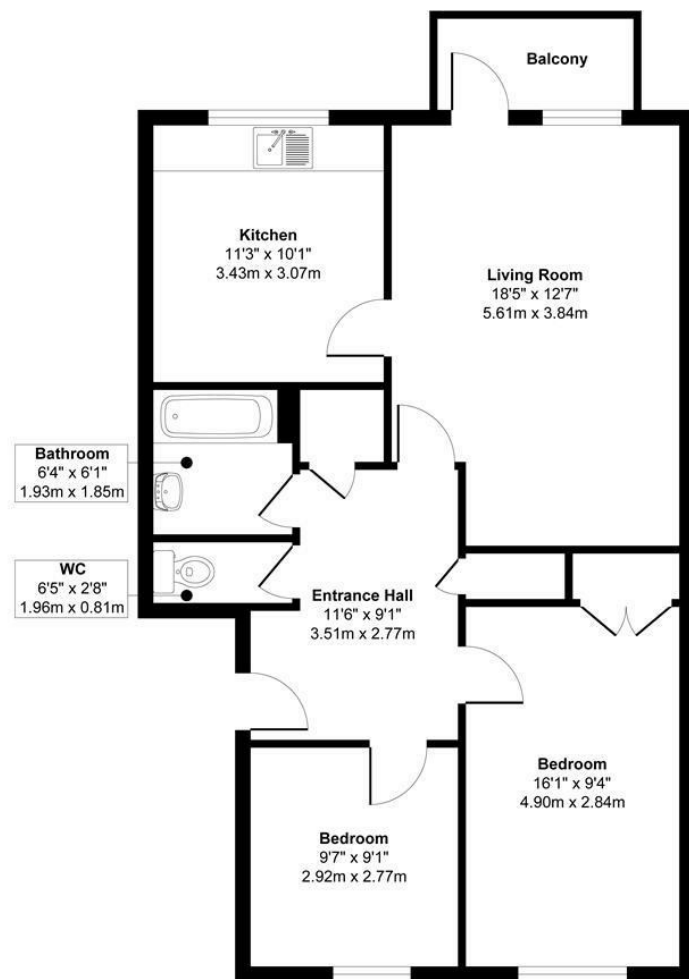
An excellent opportunity to acquire a spacious home with genuine potential in a popular residential setting.



- SPACIOUS TWO BEDROOM PURPOSE-BUILT SECOND FLOOR APARTMENT
- LEASEHOLD WITH 120 YEAR LEASE FROM 2021
- GROUND RENT £35PA
- CHAIN FREE
- PRIVATE BALCONY ACCESSED DIRECTLY FROM THE LIVING ROOM
- EPC C
- COUNCIL TAX A
- SERVICE CHARGE £1,141.83
- PRIVATE GARAGE PROVIDING SECURE PARKING OR STORAGE
- EXCELLENT OPPORTUNITY TO MODERNISE

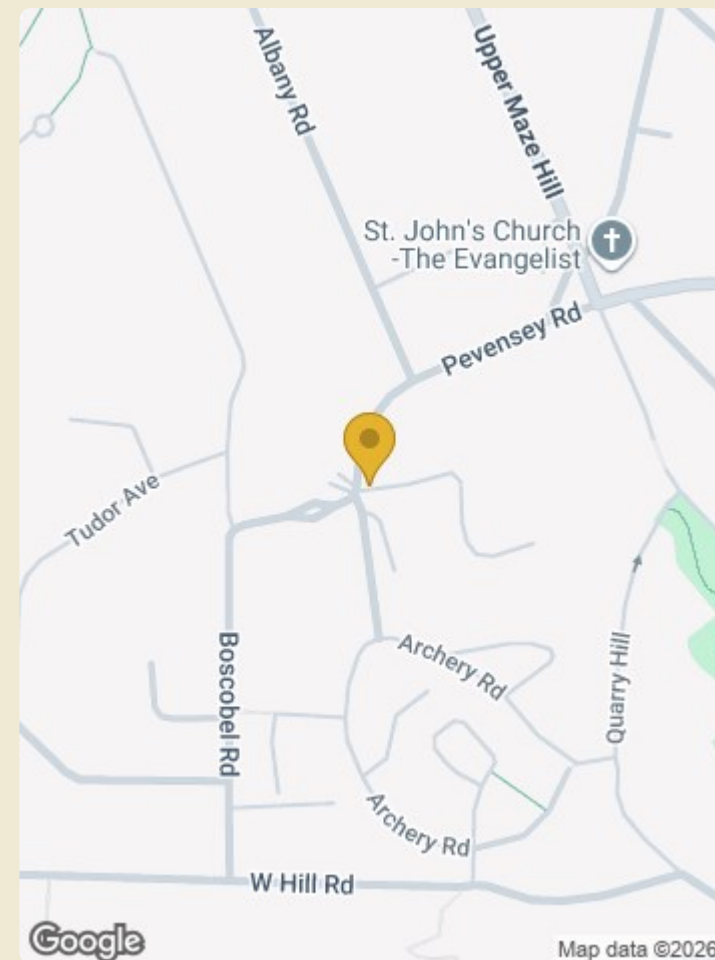
## Queens House

Approximate Gross Internal Floor Area  
780 sq. ft / 72.46 sq. m



THIRD FLOOR

Produced By Picpreview.co.uk Ltd.



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