



Upper Maze Hill  
St. Leonards-On-Sea, TN38 0LG  
£275,000

Wyatt  
Hughes  
Residential Sales

# Upper Maze Hill, St. Leonards-On-Sea, TN38 0LG

Spacious 1st Floor Apartment in Upper Maze Hill – 1,253 sq. ft. with Parking and Garden Access

Set within the sought-after Upper Maze Hill area of St Leonards, this impressively proportioned 1,253 sq. ft. first-floor apartment offers a rare blend of space, character, and convenience. Located within an attractive period building, the property enjoys access to a beautifully maintained communal garden—perfect for relaxing or entertaining—and the added benefit of off-street parking.

Internally, the apartment boasts generous room sizes and a versatile layout, making it ideal for both homeowners and buy-to-let investors. High ceilings and large windows flood the space with natural light, creating a warm and inviting atmosphere throughout.

An additional benefit is that the seller is the current freeholder and is in the process of drawing up a brand new lease, offering peace of mind and long-term value for the incoming purchaser.

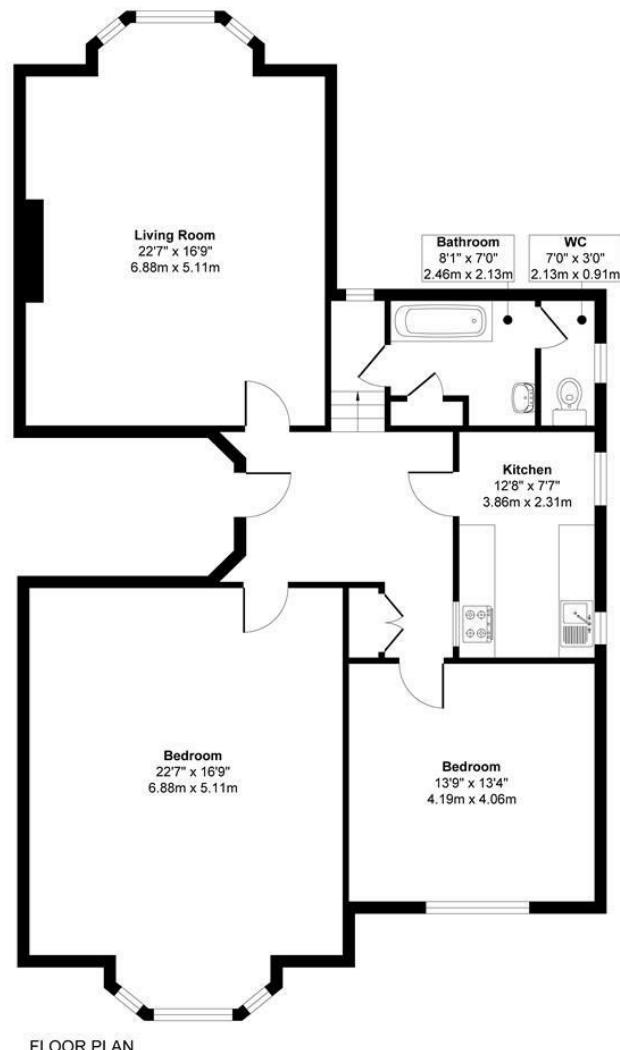
Whether you're drawn to the charm of period architecture or the practicality of modern living, this property delivers both in equal measure. With local amenities, the seafront, and Warrior Square Station all within easy reach, this is a prime opportunity not to be missed.

- SERVICE CHARGE WILL BE A QUARTER OF MAINTENANCE
- LOCATED IN THE DESIRABLE UPPER MAZE HILL AREA OF ST LEONARDS
- LEASEHOLD WITH A NEW TERM OF 999 YEARS AND £0 GROUND RENT
- ALLOCATED PARKING SPACE
- COUNCIL TAX C
- GENEROUSLY SIZED 1ST FLOOR APARTMENT SPANNING APPROX. 1,253 SQ. FT.
- SET WITHIN AN ATTRACTIVE PERIOD BUILDING
- BRIGHT AND SPACIOUS ROOMS WITH HIGH CEILINGS AND PERIOD CHARM
- ACCESS TO COMMUNAL GARDEN
- EPC D



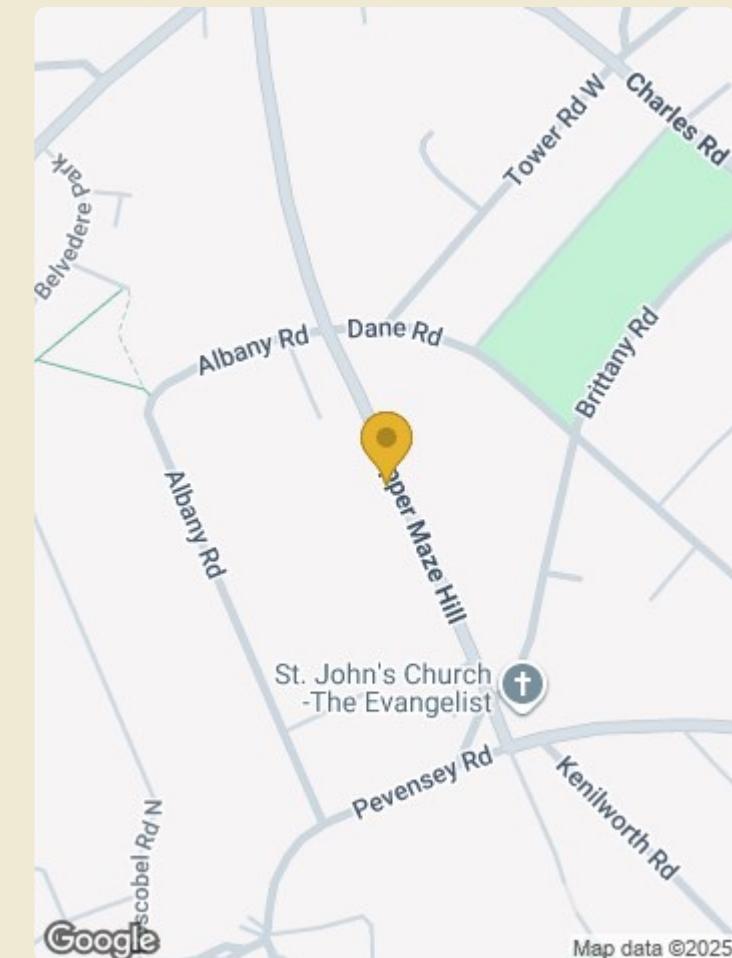
## Upper Maze Hill

Approximate Gross Internal Floor Area  
1253 sq. ft / 116.40 sq. m



FLOOR PLAN

Produced By Picpreview.co.uk Ltd.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(F2 plus)	A		
(B1-91)	B		
(B9-80)	C		
(55-44)	D		
(39-34)	E		
(21-18)	F		
(11-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		79	67
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(F2 plus)	A		
(B1-91)	B		
(B9-80)	C		
(55-44)	D		
(39-34)	E		
(21-18)	F		
(11-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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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