



Upper Maze Hill
St. Leonards-On-Sea, TN38 0LD
£177,500 Leasehold - Share of Freehold

**Wyatt
Hughes**
Residential Sales

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

Nestled in the charming area of Upper Maze Hill, St. Leonards-On-Sea, this delightful one-bedroom purpose-built flat offers a perfect blend of comfort and convenience. Situated on the first floor of a well-managed building, this property boasts a spacious reception room that invites natural light, creating a warm and welcoming atmosphere.

The flat features a well-appointed bedroom, ideal for relaxation, and a modern bathroom that caters to your daily needs. One of the standout features of this property is the two private balconies, providing lovely outdoor spaces to enjoy the fresh air and the westerly facing aspect ensures you can bask in the afternoon sun.

For added convenience, the flat comes with an allocated parking space and a passenger lift, making access easy for all residents. The property is offered with no onward chain, allowing for a smooth transition for potential buyers.

Centrally located, this flat is just a stone's throw away from the vibrant town centre and the beautiful seafront, making it an ideal choice for those who appreciate coastal living. With electric heating throughout, this home is both practical and comfortable, perfect for first-time buyers or those looking to downsize.

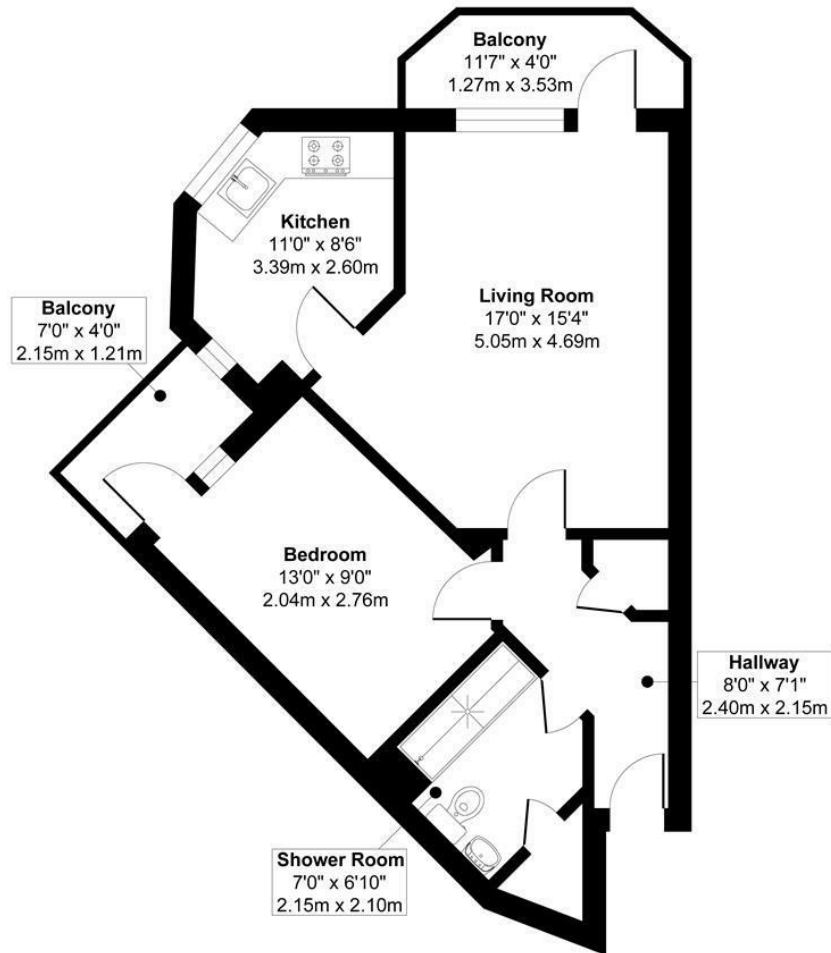
In summary, this one-bedroom flat in Upper Maze Hill presents an excellent opportunity to enjoy a relaxed lifestyle in a sought-after location. Don't miss your chance to make this lovely property your new home.



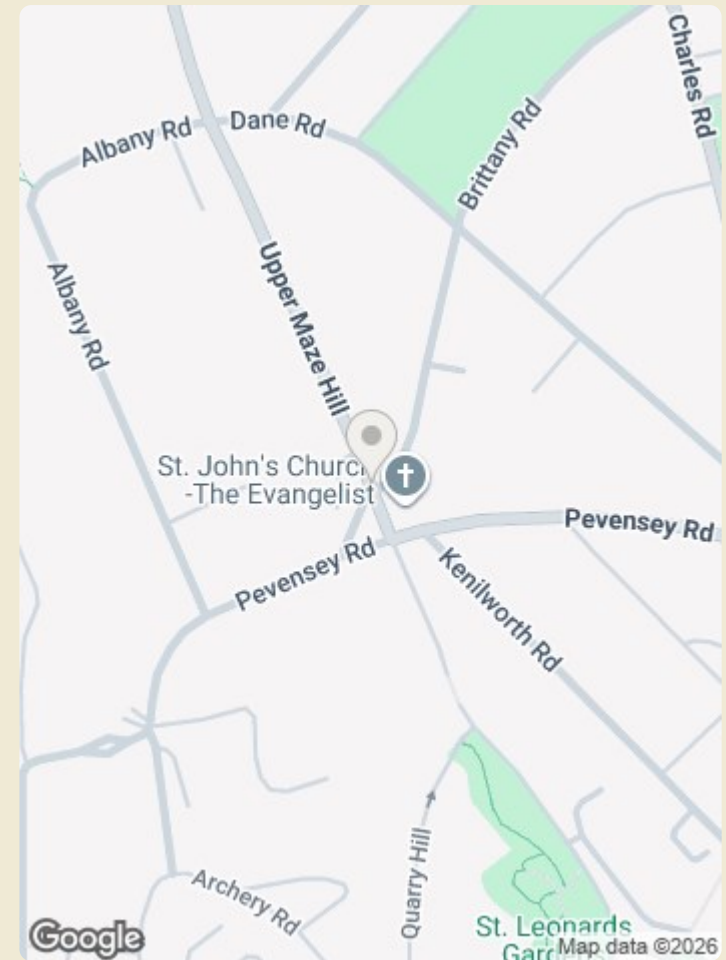
- 547 SQ FT
- ALLOCATED PARKING SPACE
- 999 YR LEASE FROM 2020
- SHARE OF THE FREEHOLD
- EPC RATING C
- FIRST FLOOR PURPOSE BUILT APARTMENT
- ANNUAL SERVICE CHARGE
- TAX BAND C
- TWO PRIVATE BALCONIES
- NO GROUND RENT ANNUAL SERVICE CHARGE OF £1514 / YEAR

Finch Mansions

Approximate Gross Internal Floor Area
547 sq. ft / 50.81 sq. m



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ 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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