



Albany Road  
St Leonards-On-Sea, TN38 0LN

£325,000 Leasehold - Share of Freehold

Wyatt  
Hughes  
Residential Sales

## Albany Road, St Leonards-On-Sea, TN38 0LN

Looking for a home that combines historic charm with modern living? This two-bedroom apartment in a gorgeous Grade II listed building in St. Leonards offers high ceilings, bright windows, and a modern galley-style kitchen, all within a secure gated community.

Nestled in the heart of St. Leonards, this two-bedroom apartment is part of a charming Grade II listed conversion. The home showcases its historic character with high ceilings and bright windows that fill the space with natural light. The modern galley-style kitchen offers a practical layout, seamlessly blending contemporary convenience with the property's classic features. A spacious hallway adds to the sense of openness, providing a welcoming entrance. The property also benefits from gated residents' parking, ensuring secure and convenient vehicle storage.

**Location**  
St. Leonards-on-Sea is a seaside town that combines the charm of a Victorian resort with a bohemian, artistic vibe. The town boasts a vibrant arts scene, with numerous galleries showcasing local and contemporary works. Its streets are lined with a variety of coffee shops, restaurants, and eateries, offering diverse culinary experiences. The coastal location provides residents and visitors with scenic seaside views and opportunities for coastal walks along the promenade and nearby beaches.

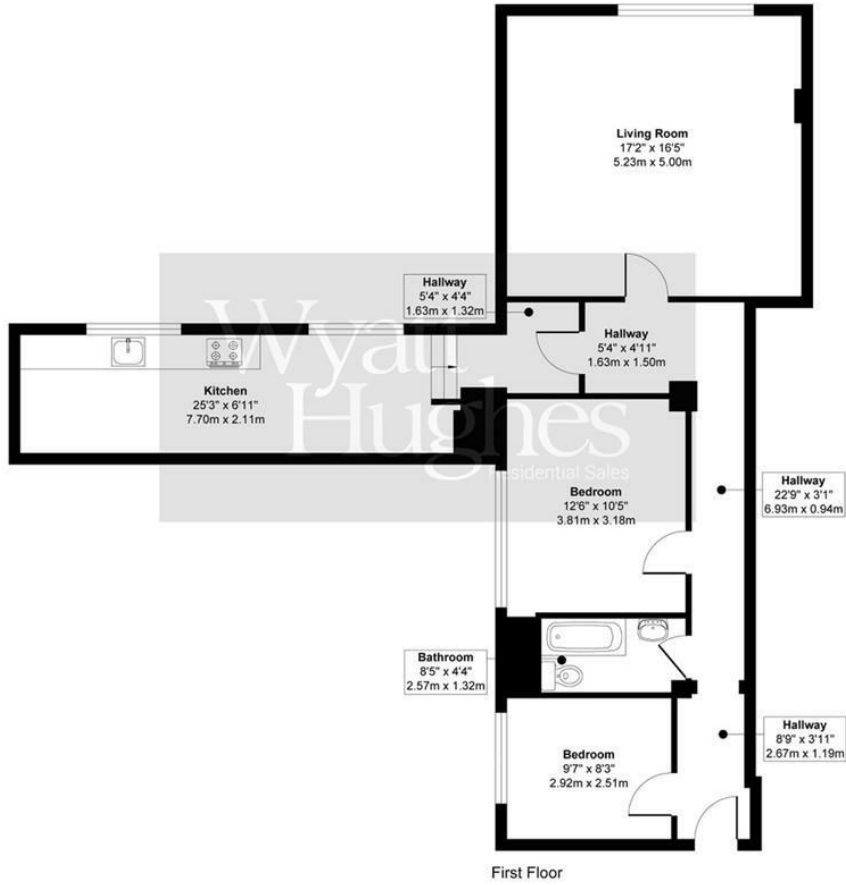
With its unique blend of period charm and modern amenities, this apartment presents a comfortable living environment in a sought-after location.

Book your showing with local agent Wyatt Hughes today.

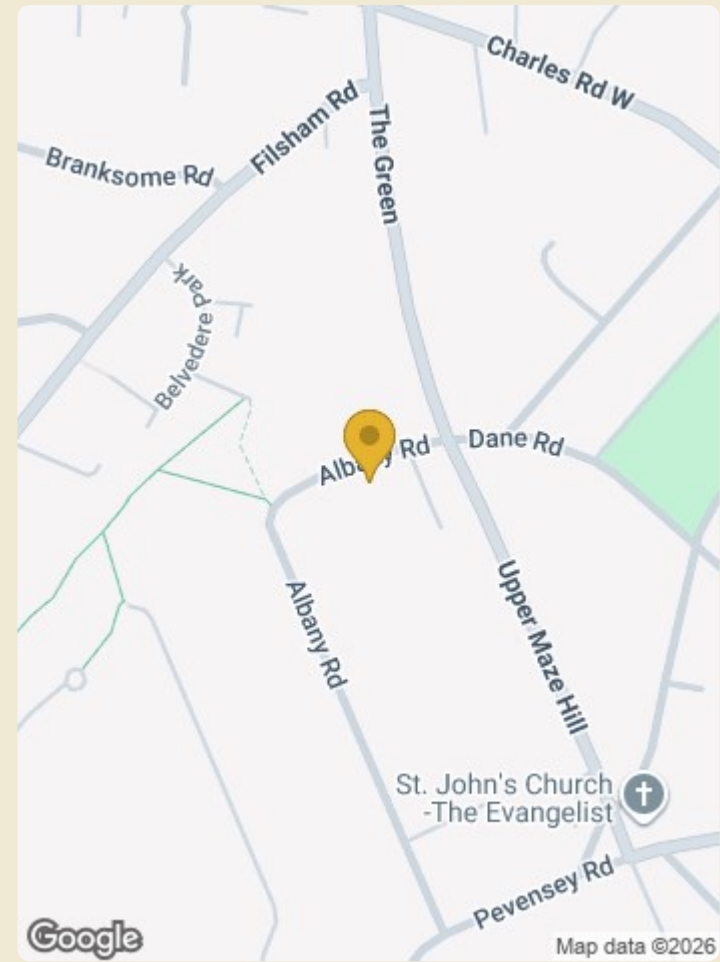
- COUNCIL TAX BAND B
- SHARE OF FREEHOLD WITH A 999 YEAR LEASE FROM 2013
- EPC C
- £2,971.88 PA SERVICE CHARGE
- GRADE II LISTED BUILDING
- BEAUTIFUL FIRST FLOOR APARTMENT
- GATED RESIDENTS PARKING
- TWO DOUBLE ROOMS
- HIGH CEILINGS AND BRIGHT ROOMS
- CHAIN FREE



**Caple Apps**  
 Approximate Gross Internal Floor Area  
 912 sq. ft / 84.72 sq. m



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>73</b>	<b>73</b>

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.

