



Terrace Road  
St Leonards-On-Sea, TN37 6BN

Guide price £175,000 Leasehold - Share of Freehold

Wyatt  
Hughes  
Residential Sales

## Terrace Road, St Leonards-On-Sea, TN37 6BN

Looking for a well-lit, centrally located apartment with private outside space?

This two-bedroom lower ground floor home on Terrace Road in St Leonards offers a solid mix of comfort, practicality, and strong local access.

Set in a classic period building, the apartment has its own private entrance leading into a layout that makes the most of the space and natural light. The living area feels calm and functional, with room for both a sofa setup and dining area. The kitchen is straightforward and well-positioned, with easy access to the private courtyard—a welcome bonus for anyone after some outside space.

Both bedrooms are of good proportion and benefit from the building's solid construction and large windows, which help the light carry through. The bathroom is clean and neutral in design, ready to move into as is, or to be updated in time.

Positioned in central St Leonards, the location makes daily life easy. The seafront, local shops, galleries and cafés are all within walking distance, and the train station is nearby for commuters or weekend trips further afield.

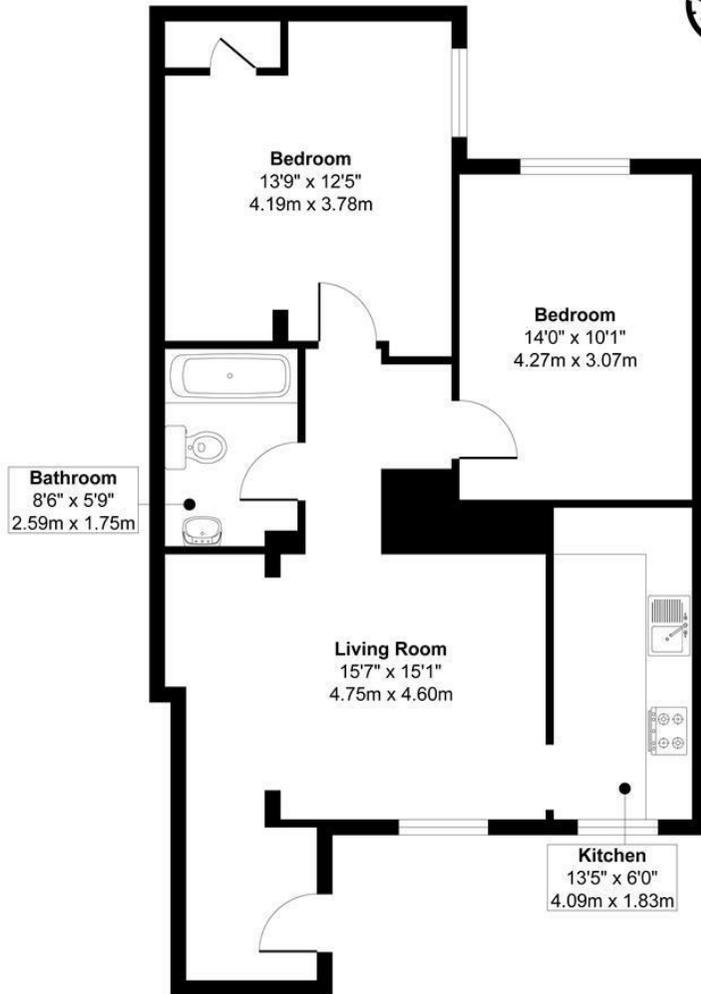
Altogether, this apartment offers a balance of charm and function in a sought-after part of town, with the added privacy of its own entrance and the rarity of outside space at this level.

- EPC C
- CHAIN FREE
- PRIVATE COURTYARD AND ENTRANCE
- £2,124PA SERVICE CHARGE
- CENTRAL ST LEONARDS LOCATION NEAR SEAFRONT AND STATION
- COUNCIL TAX A
- 99 YEAR LEASE FROM 2003 WITH A SHARE OF FREEHOLD
- LOCATED IN A PERIOD BUILDING
- TWO WELL-PROPORTIONED BEDROOMS
- LOWER GROUND FLOOR APARTMENT



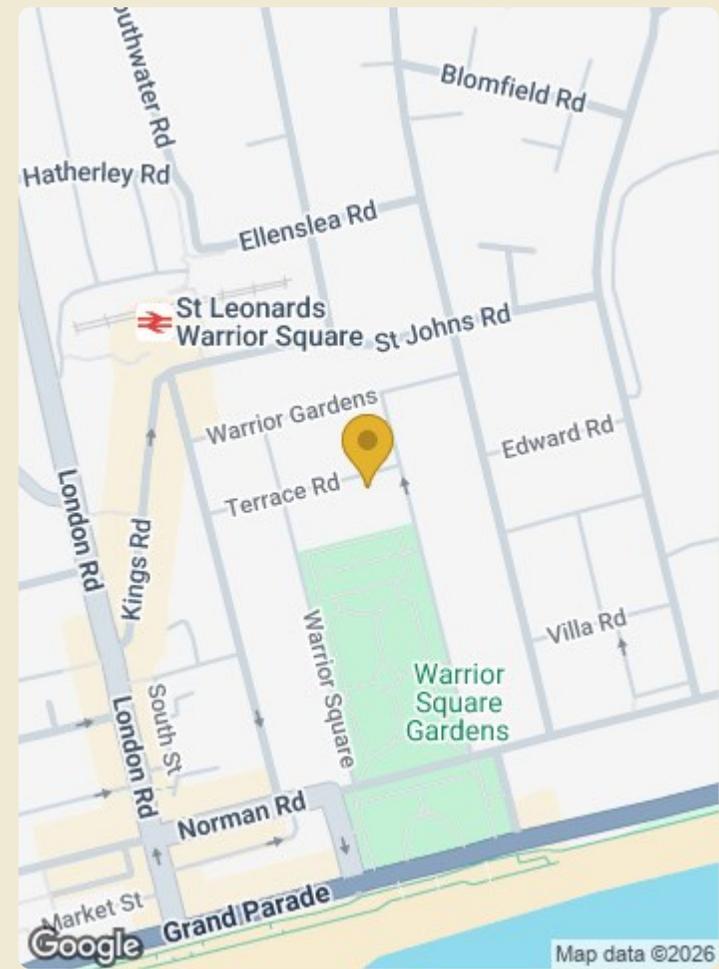
# Terrace Road

Approximate Gross Internal Floor Area  
749 sq. ft / 69.58 sq. m



FLOOR PLAN

Produced By Picpreview.co.uk Ltd.



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	73	78
			<b>England &amp; Wales</b>
			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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