



**Carisbrooke Road  
St. Leonards-On-Sea, TN38 0JN**

**Offers in excess of £160,000 Leasehold**

**Wyatt  
Hughes**  
Residential Sales

## Carisbrooke Road, St. Leonards-On-Sea, TN38 0JN

Nestled on Carisbrooke Road in the charming area of St. Leonards-On-Sea, this spacious top floor maisonette presents an excellent opportunity for those seeking a property with great potential. Spanning an impressive 1,089 square feet, this three-bedroom flat conversion offers a versatile layout that can be tailored to suit your needs.

The property features one reception room, which can be configured as a living space or a separate dining area, depending on your preference. With three bedrooms, there is ample room for family living or the possibility to create a comfortable home office. Although the maisonette requires modernisation, it serves as a blank canvas, allowing you to infuse your personal style and vision into the space.

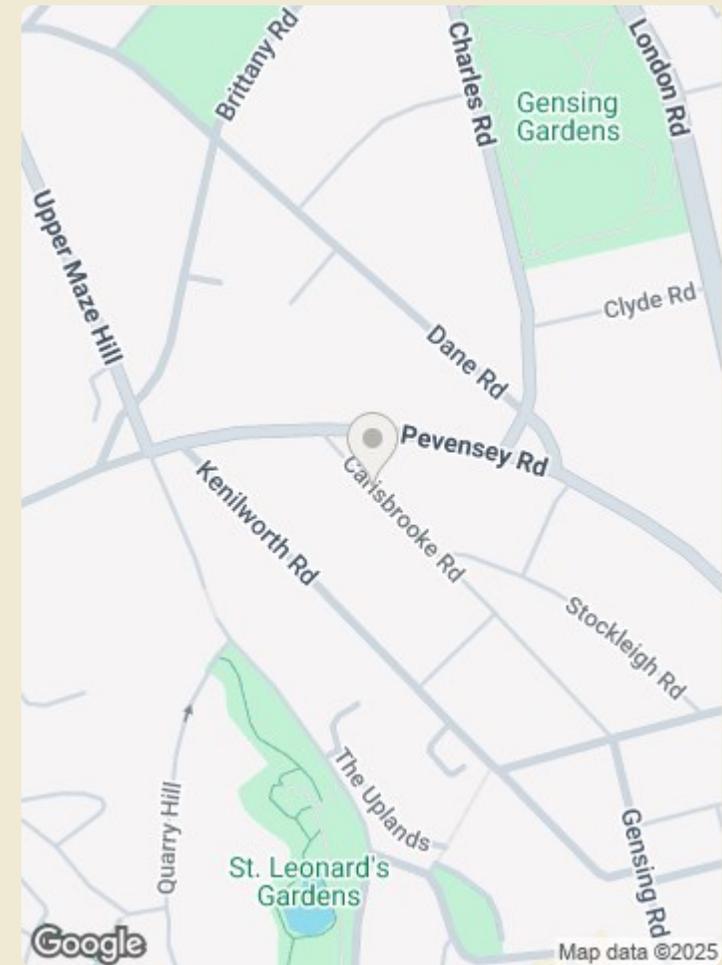
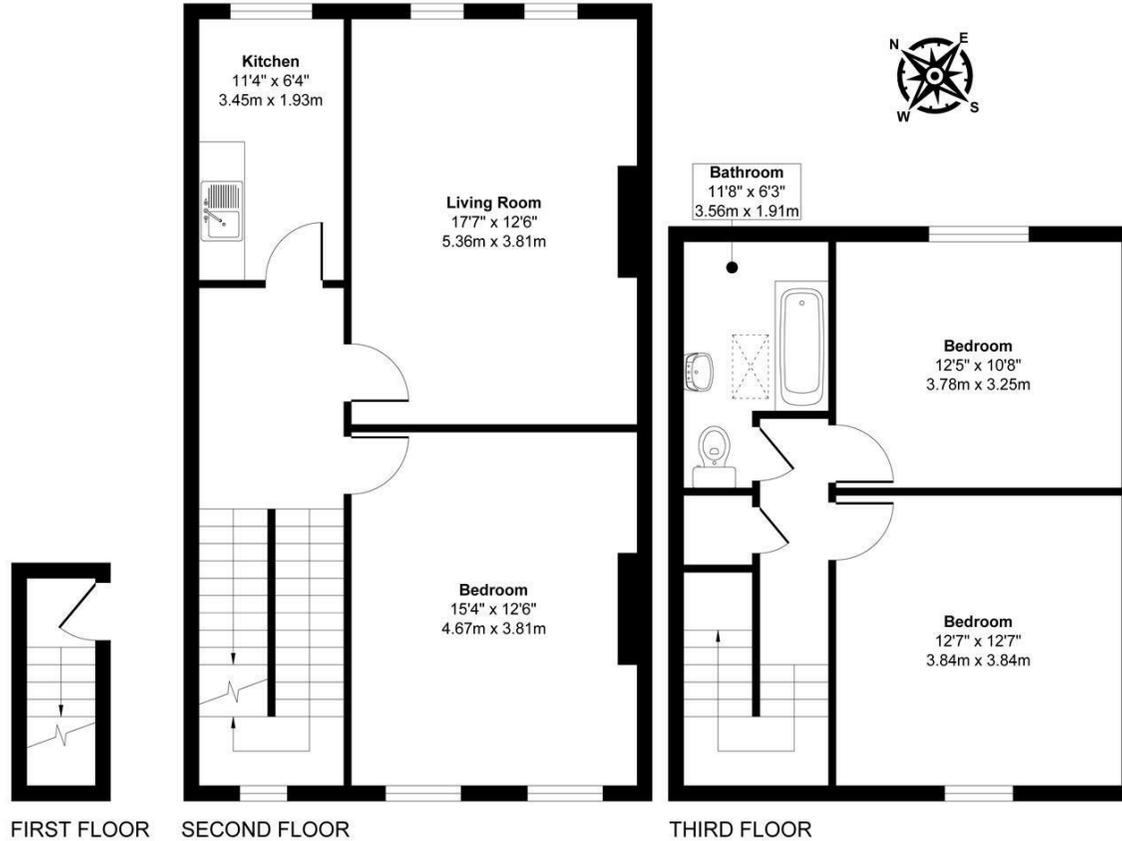
The vendor is offering the property with vacant possession, making it an ideal choice for those looking to move in without delay. Additionally, the maisonette will be sold with the benefit of a brand new lease, providing peace of mind for future ownership. The building has recently been redecorated externally, enhancing its curb appeal and ensuring a pleasant environment.

Centrally located, this property is within easy reach of local amenities, transport links, and the beautiful coastline that St. Leonards-On-Sea has to offer. Whether you are a first-time buyer, an investor, or someone looking to downsize, this maisonette is a fantastic opportunity to create a home tailored to your lifestyle. Don't miss the chance to explore the potential this property holds.



## Carisbrooke Rd

Approximate Gross Internal Floor Area  
1089 sq. ft / 101.17 sq. m



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	77	<b>England &amp; Wales</b>
		49	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.

18 Grand Parade, Hastings, East Sussex, TN37 6DN

Tel: 01424 423110

Email: sales@wyatthughes.co.uk

www.wyatthughes.co.uk

