



Charles Road

St Leonards-On-Sea, TN38 0QH

Offers in the region of £200,000 Leasehold - Share of Freehold

Wyatt  
Hughes

## CHARLES ROAD, ST LEONARDS-ON-SEA, TN38 0QH

\*\*\*SHARE OF FREEHOLD\*\*\*

A beautifully presented two bedroom second floor apartment set within an attractive period building on the ever-popular Charles Road in St Leonards-on-Sea, ideally positioned within easy reach of the seafront, local cafés, independent shops and St Leonards Warrior Square mainline railway station offering direct links to London.

Occupying approximately 710 sq. ft. of accommodation, the property offers bright and well-proportioned rooms throughout and would make an ideal main residence, coastal retreat or buy-to-let investment opportunity. The flat is currently tenanted, although can be offered with vacant possession if required.

The accommodation comprises a generous living/dining room with large sash windows allowing for plenty of natural light, a separate fitted kitchen, two bedrooms and a spacious bathroom. The principal bedroom is particularly impressive in size, whilst the second bedroom would equally suit guests, a nursery or home office space.

Further benefits include gas fired central heating, a share of the freehold and a highly convenient central St Leonards location, ideal for those looking to enjoy the vibrant mix of seaside living and commuter convenience that the area has become renowned for.

Charles Road is a sought-after residential road positioned just moments from the seafront promenade and within walking distance of a wide range of amenities including Kings Road, Norman Road and the surrounding hub of independent restaurants, coffee shops and galleries which have made St Leonards one of the South Coast's most desirable places to live.

Offered for sale chain free, the property presents an excellent opportunity for both owner occupiers and investors alike.

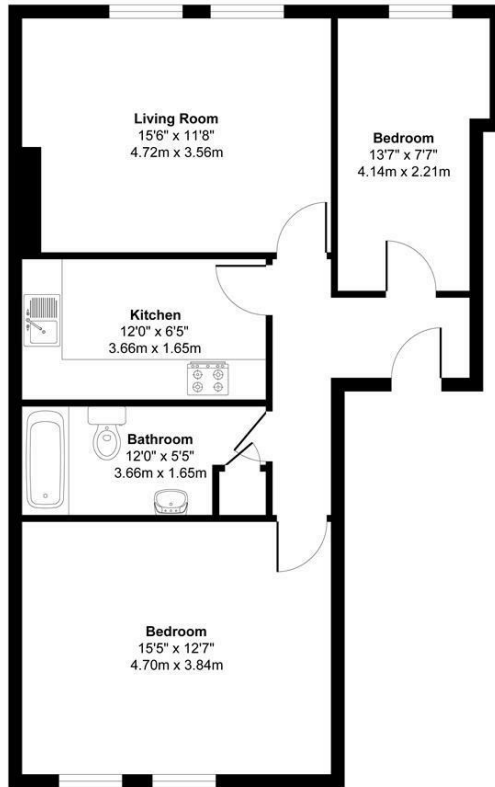
Under the Estate Agents Act 1979, we hereby disclose that the owner of this property is a director of Wyatt Hughes Estate Agents

- Share of Freehold • Two Bedrooms • Second Floor Flat • Close to Seafront & Mainline Railway • 999 Year lease from 2019 • Current Service Charge - £2,252.80 • Mains Water, Electric, Gas Central Heating • Hastings Borough Council - Band A • EPC - C



## Charles Rd

Approximate Gross Internal Floor Area  
710 sq. ft / 65.96 sq. m



Second Floor

Produced By Picpreview.co.uk Ltd.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	75	83
England & Wales	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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.

# Wyatt Hughes

