

# Abbott & Abbott

Estate Agents, Valuers and Lettings



280 Battle Road, St. Leonards-On-Sea, TN37 7BA

£130,000









£130,000

# 280 Battle Road

St. Leonards-On-Sea, TN37 7BA

- Purpose built flat
- Two bedrooms
- Bathroom
- 19ft Living room
- Close local Co-op
- No chain
- Kitchen
- Residents parking
- Ideal buy to let - £10,500 pa

**CASH BUYERS ONLY** - Abbott and Abbott are offering for sale this purpose built second floor flat with no onward chain

This property represents an excellent buy to let opportunity with a projected annual rental of £10,500 pa

The flat has double glazing and electric heating.

There is a Living room, Two bedrooms, Kitchen, Bathroom and residents car park.



## Entrance hall

**Living room** 19'4" x 10'5" (5.9 x 3.2)

**Bedroom 1** 16'0" x 8'6" (4.9 x 2.6)

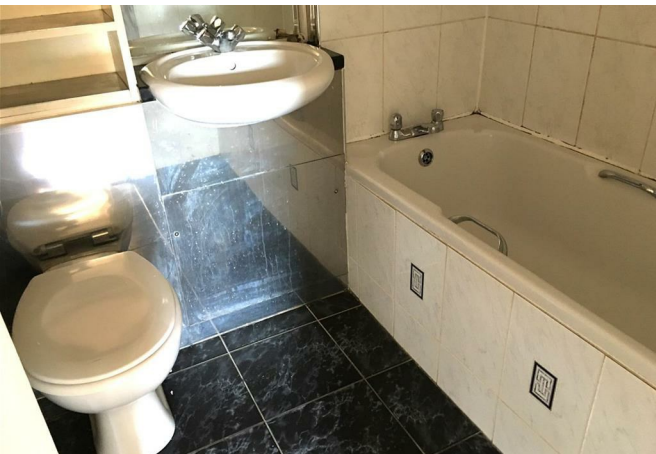
**Bedroom 2** 12'5" x 5'10" (3.8 x 1.8)

**Kitchen** 10'9" x 5'6" (3.3 x 1.7)

**Bathroom**

**Service Charge - £1600 pa**

**Lease - tbc**



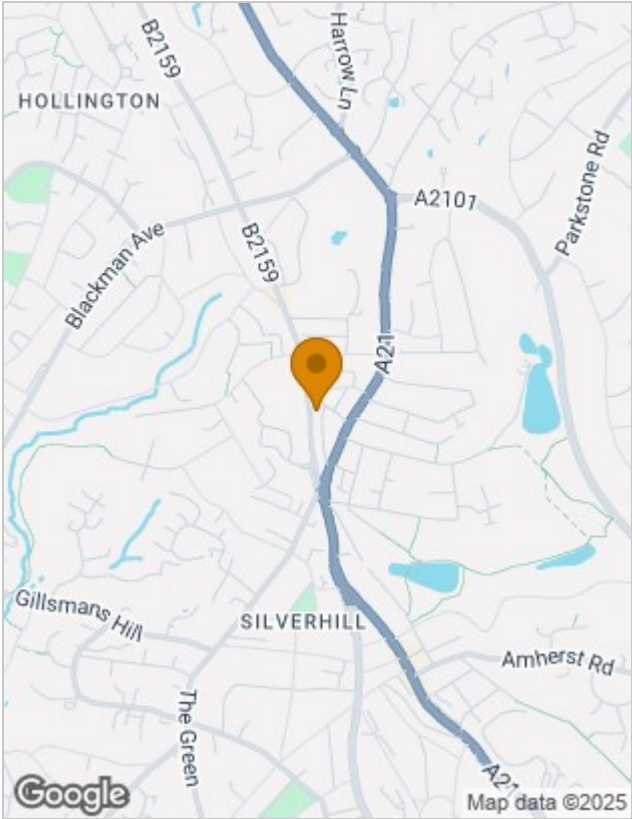




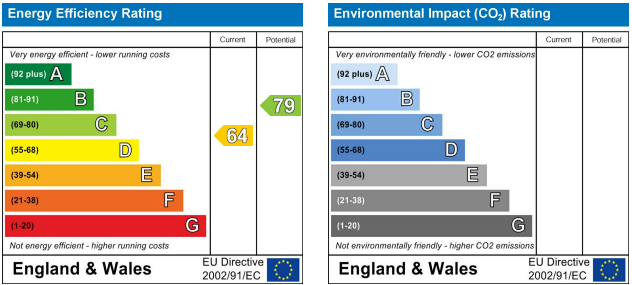
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.