



OAKFIELD



Chapel Park Road, St Leonards, TN37 6JZ

£175,000



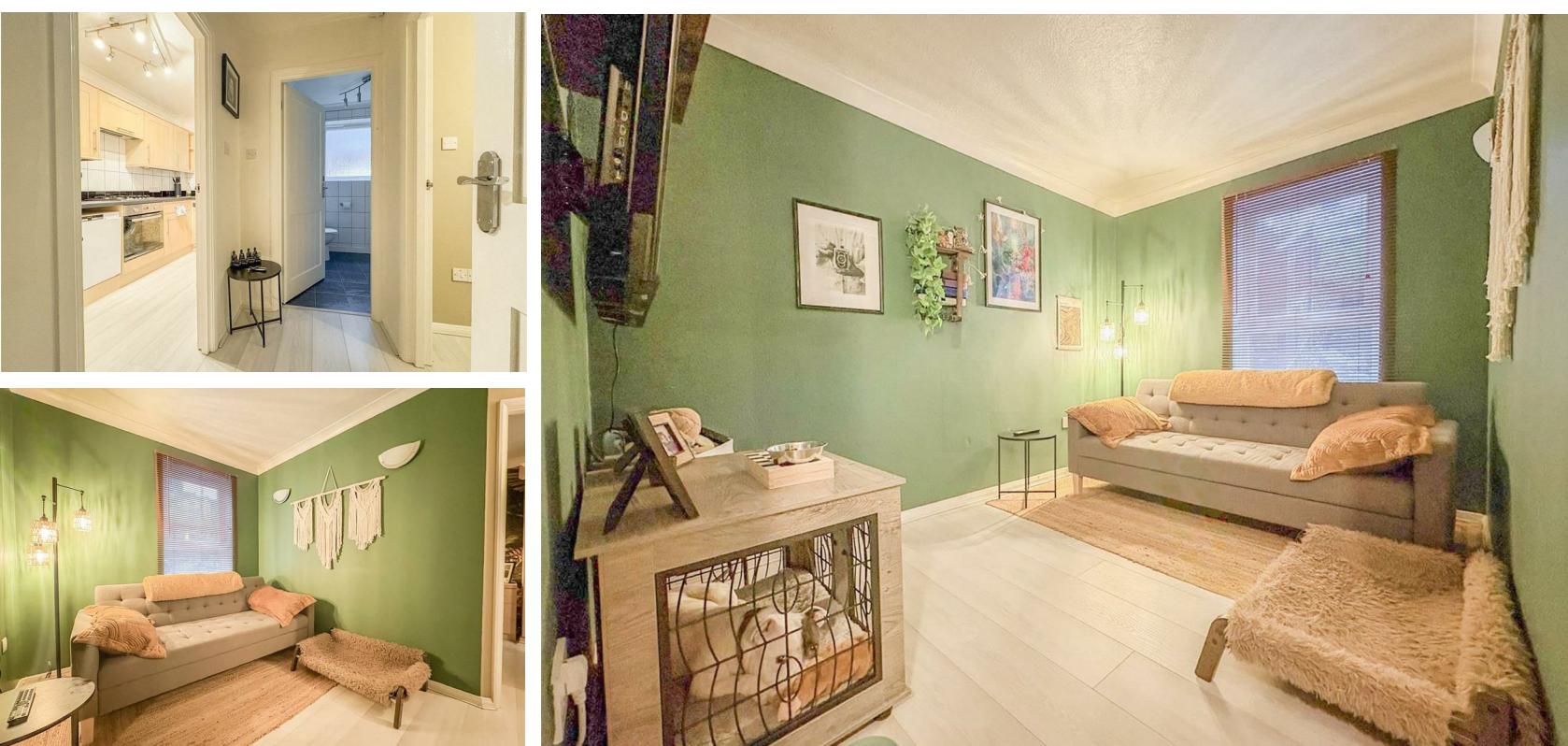
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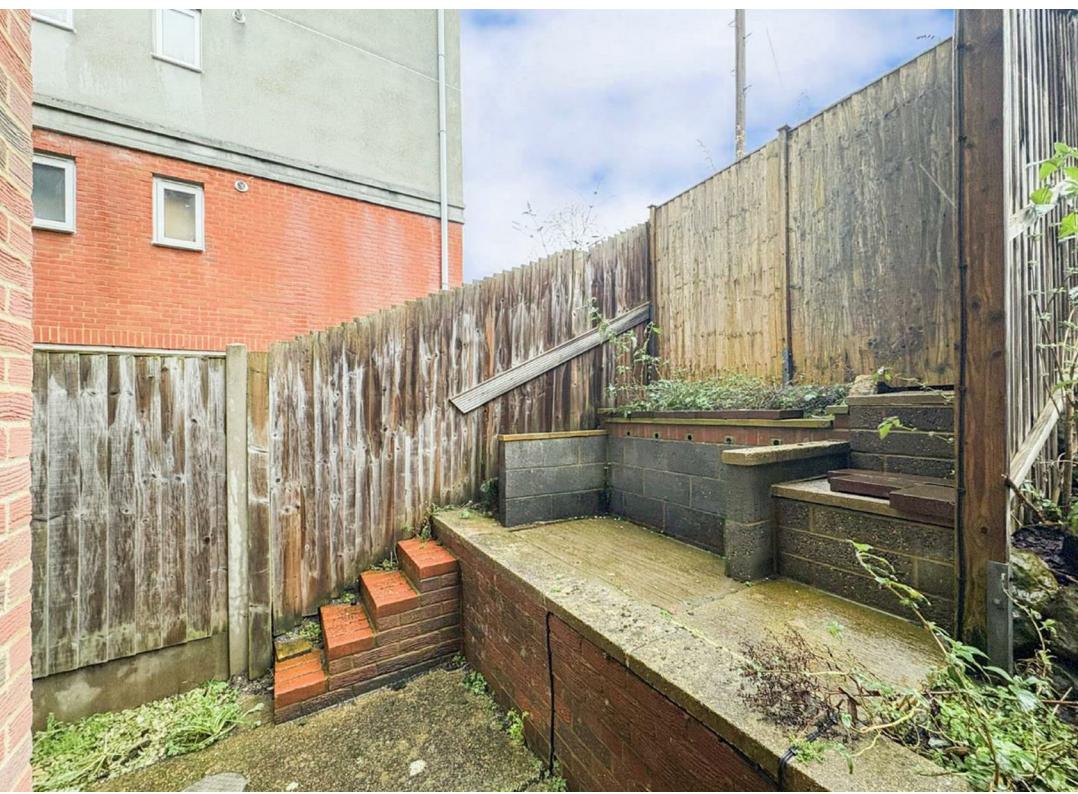
Situated on the ground floor of a purpose-built block, this one double bedroom garden apartment benefits from allocated off-road parking. Ideally located in the popular St Leonards area on Chapel Park Road, the property enjoys a convenient yet tucked-away position close to St Leonards Warrior Square train station, the vibrant high street with its range of shops, cafés and restaurants, and the seafront promenade.

The accommodation comprises a living room enjoying a front aspect, a fitted kitchen with modern units, built-in electric oven and hob, and two additional built-in storage cupboards. There is also a shower room and a spacious double bedroom.

Externally, the property benefits from a private garden area to the side, laid with artificial lawn, as well as a tiered front garden.

Further benefits include double glazing and an allocated parking space.





Living Room

15'11" x 7'10" (4.85m x 2.39m)

Kitchen

13'9" x 5'10" (4.20m x 1.78m)

Bedroom

15'11" x 8'2" (4.85m x 2.49m)

Shower Room

7'10" x 5'8" (2.39m x 1.73m)

Courtyard

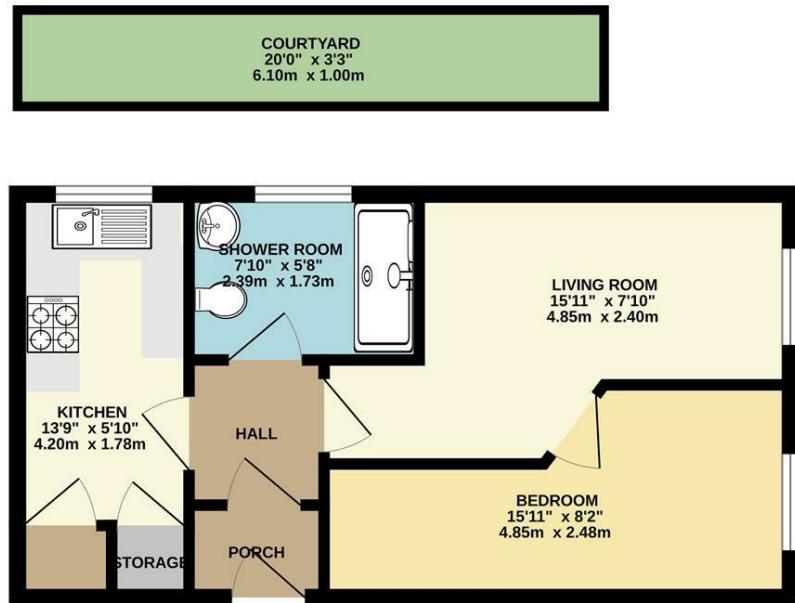
Council Tax Band A - £1,702.76 Per Annum

Lease Information

The seller advises that the property is offered as leasehold and has approximately 150 years. The service charge is £1380.00 per annum and ground rent is £300 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor.

Floor Plan

LOWER GROUND FLOOR

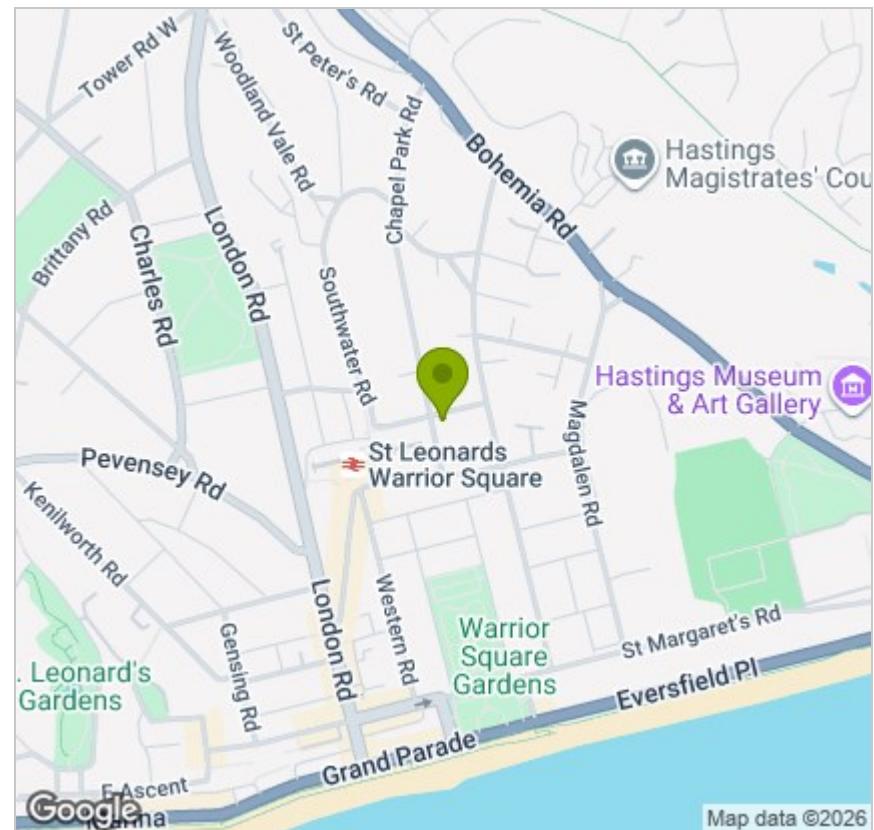


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. Prospective buyers are advised to make their own arrangements to inspect the property as soon as possible. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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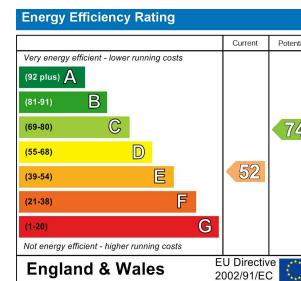
Viewing

Please contact us on 01424 224700
if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.