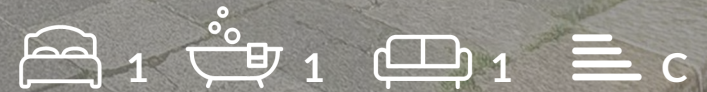




OAKFIELD

Magdalen Road, St. Leonards, TN37 6EG

Asking Price £170,000



## Magdalen Road, St. Leonards, TN37 6EG

Charming 1-Bedroom Ground Floor Flat – St Leonards-on-Sea

Located in the ever-popular St Leonards area, this delightful one-bedroom ground floor flat offers the perfect blend of character, comfort, and convenience. Ideally positioned within walking distance of the beach, Warrior Square train station, and the bohemian bars, independent shops, and restaurants of Kings Road, this home is perfectly suited for those who enjoy vibrant coastal living.

The property benefits from its own private entrance and features a bright and spacious lounge with a feature fireplace, adding warmth and charm to the space. The double bedroom is generously sized and enjoys a pleasant outlook over the courtyard garden, creating a peaceful retreat.

The galley-style kitchen provides ample worktop space and room for under-counter appliances, along with an electric oven, hob, and extractor hood. From the kitchen, there is direct access to the private courtyard, which includes a large, well-maintained shed and rear access via a side gate.

The bathroom, located off the kitchen, comprises a WC, wash hand basin, and bath, presented in clean condition with two windows allowing plenty of natural light and ventilation.

This charming flat would make an ideal first home, investment property, or seaside retreat, combining period features with a highly desirable coastal location.





### Living room

14'4" x 11'6" (4.37m x 3.51m)

### Kitchen

15'10" x 7'3" (4.83m x 2.22m)

### Bedroom

12'4" x 9'2" (3.76m x 2.79m)

### Bathroom

7'3" x 6'3" (2.22m x 1.91m)



### Lease Information

The seller advises that the property is offered as share of Freehold with the remaining lease of 105 years and the maintenance is on an Adhoc basis. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

**Council Tax Band A - £1,784.39 Per Annum**

## Floor Plan



## Viewing

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

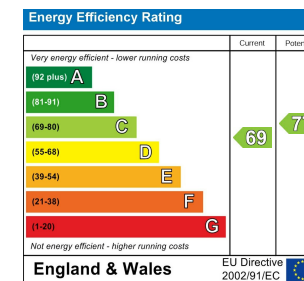
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

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## Area Map



## Energy Efficiency Graph



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