OAKFIELD

Caves Road, St Leonards On Sea, TN38 0BY

Asking Price £110,000

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## Caves Road, St Leonards On Sea, TN38 0BY

Bright One Bedroom First-Floor Flat St Leonards On Sea

Chain Free and with Share of Freehold

Just a stone's throw from the beach, this bright and well-presented first-floor one bedroom flat offers easy coastal living in the vibrant area of St Leonards-on-Sea.

The accommodation includes a spacious double bedroom, a light-filled living area, and a fitted kitchen with matching wall and base units, an electric oven with gas hob, and space for appliances. The bathroom is neatly appointed with a shower over the bath, glass shower screen, wash hand basin, and WC.

Ideally located close to West St Leonards train station, the property benefits from excellent transport links to Brighton, Ashford, and London — perfect for commuters, weekenders, or holiday lets.

Offered chain free and with a share of the freehold, this flat represents a fantastic opportunity for first-time buyers, investors, or anyone looking to enjoy seaside living with added convenience.

**Kitchen/ Living Room`**
16'7" x 16'5" (5.1m x 5.0m)

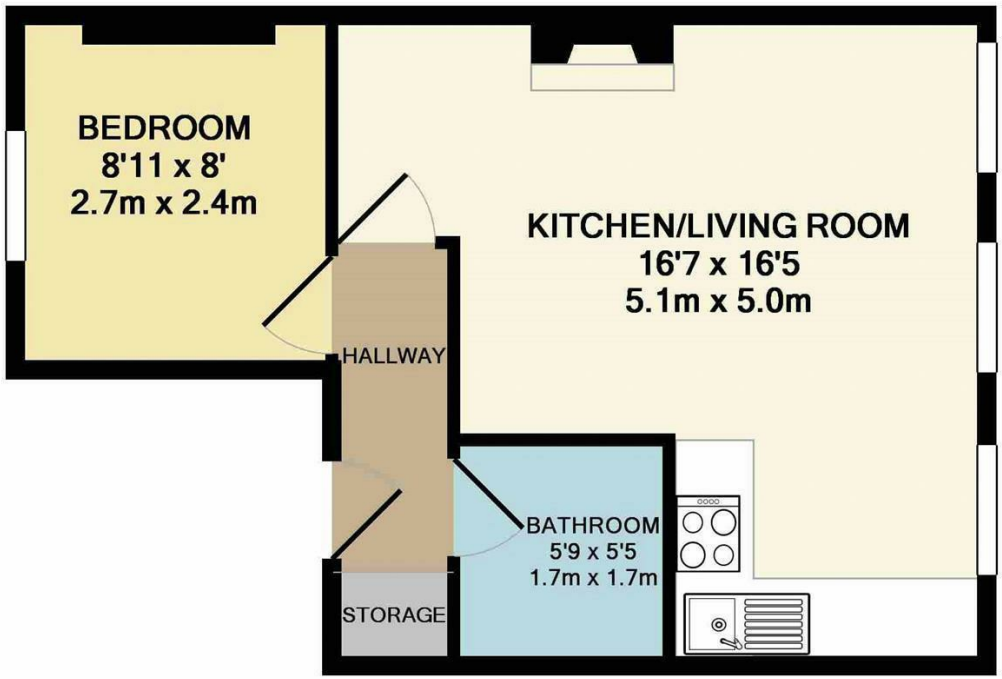
**Bedroom**
8'11" x 8'0" (2.7m x 2.4m)

**Bathroom**
5'9" x 5'5" (1.7m x 1.7m)

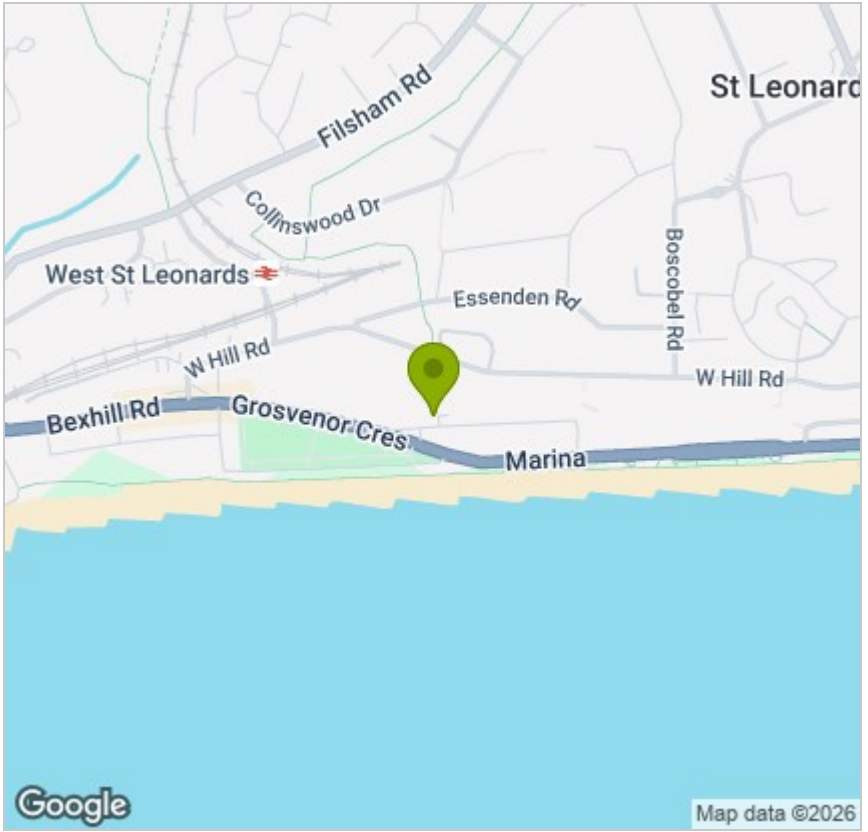
**Council Tax Band A - £1,702.76 Per annum**

**Lease Information**
The seller advises that the property is offered as share of freehold and has approximately 997 years remaining on the lease and the service charge is on an 'As and When' basis. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

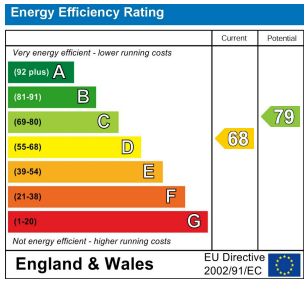
## Floor Plan




## Area Map




## Energy Efficiency Graph




## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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