

Bohemia Road, St. Leonards, TN37 6RB

Asking Price £120,000

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This well-presented one-bedroom ground floor flat offers comfortable and practical living in a highly convenient location, making it an ideal home for a single professional or couple. Situated within easy reach of both Hastings and St Leonards, the property enjoys excellent transport connections, with nearby train stations providing links to London and the surrounding areas, as well as regular local bus services and easy access to a wide range of shops, supermarkets, cafés, restaurants and other everyday amenities.

The accommodation comprises a bright and spacious living room, featuring a large front-facing bay window that floods the room with natural light and creates an inviting living space. To the rear of the property is a generous double bedroom, offering a peaceful retreat with plenty of room for bedroom furniture. A modern shower room, finished to a contemporary standard, completes the accommodation.

The property further benefits from gas central heating, helping to provide comfort throughout the year, while unrestricted on-street parking is available nearby for added convenience.

Perfectly positioned close to the seafront, local parks, schools and the shopping and leisure facilities of both Hastings and St Leonards, this attractive property combines convenience with coastal living.

Investment Opportunity – Tenant in Situ

The property is being offered for sale with a tenant in situ, currently achieving a rental income of £795 per calendar month (£9,540 per annum). Based on an asking price of £120,000, this represents an attractive gross rental yield of approximately 7.95%, making it a potentially appealing opportunity for investors looking to expand their portfolio with an existing rental income already in place.

Combining a convenient location, well-proportioned accommodation and an established rental income, this property offers an appealing buy-to-let investment opportunity.

























Living Room
13'0 x 10'10" (3.96m x 3.30m)

Kitchen
7'6" x 5'2" (2.29m x 1.57m)

Bedroom
13'10" x 9'10" (4.22m x 3.00m)

Shower Room
13'0" x 5'8" (3.96m x 1.73m)

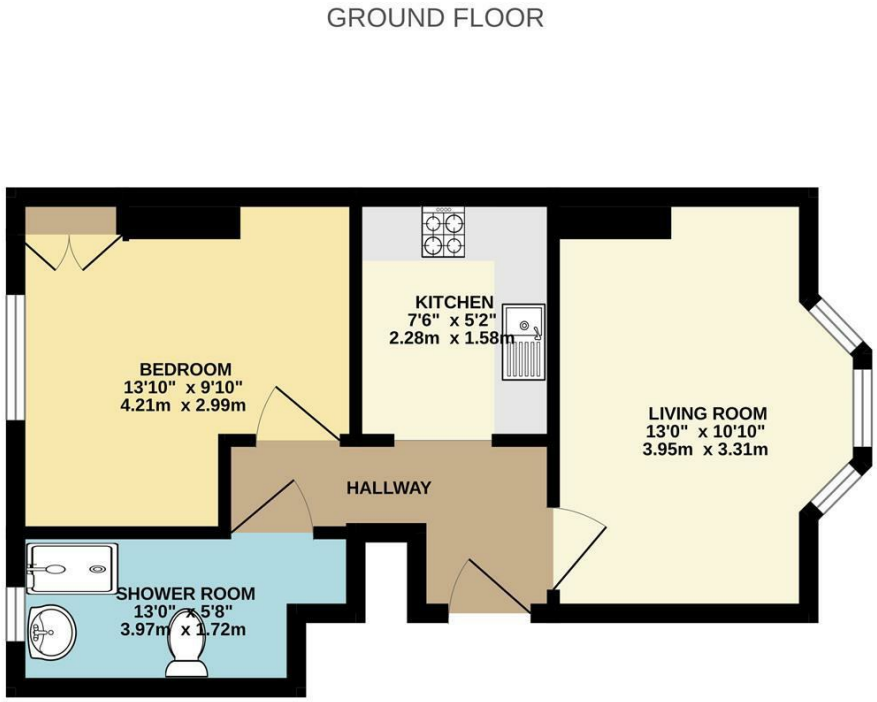
Council Tax Band A - £1,784.39 Per Annum

Lease Information
Lease: This property is offered as leasehold and there is a 160 year lease, which was granted in 2024.

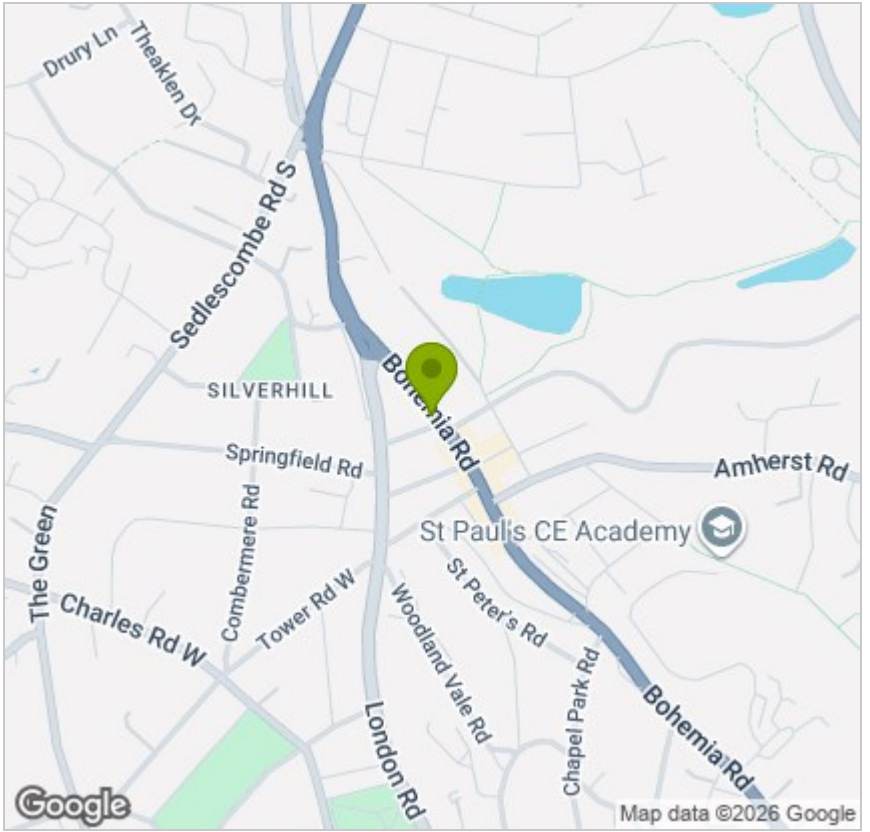
We have been advised that there is no annual ground rent

Service charges is pay as and when. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor.

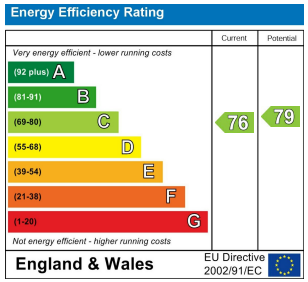
Floor Plan



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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