

OAKFIELD

Magdalen Road, St. Leonards, TN37 6ET

Asking Price £135,000

1 1 1 C

Magdalen Road, St. Leonards, TN37 6ET

This spacious one double bedroom, second floor flat is coming available in a highly convenient location close to both Hastings and St Leonards.

The property is well presented throughout and offers a bright and airy feel. It comprises a modern fitted kitchen complete with electric oven and hob, a well-presented bathroom with a white suite and shower over the bath, a generous double bedroom, and a comfortable lounge with plenty of natural light.

Additional benefits include gas central heating and permit-free street parking.

Ideally situated, the flat provides excellent access to St Leonards Warrior Square mainline station, the seafront promenade, and a wide range of local amenities including shops, bars, restaurants, and coffee shops.

The property is offered chain free with vacant possession, making it ready for immediate occupancy.

























Living Room
12'3" x 12'0" (3.73m x 3.66m)

Kitchen
12'0" x 5'0" (3.66m x 1.53m)

Bedroom
11'7" x 10'10" (3.53m x 3.30m)

Bathroom
6'9" x 5'10" (2.07m x 1.79m)

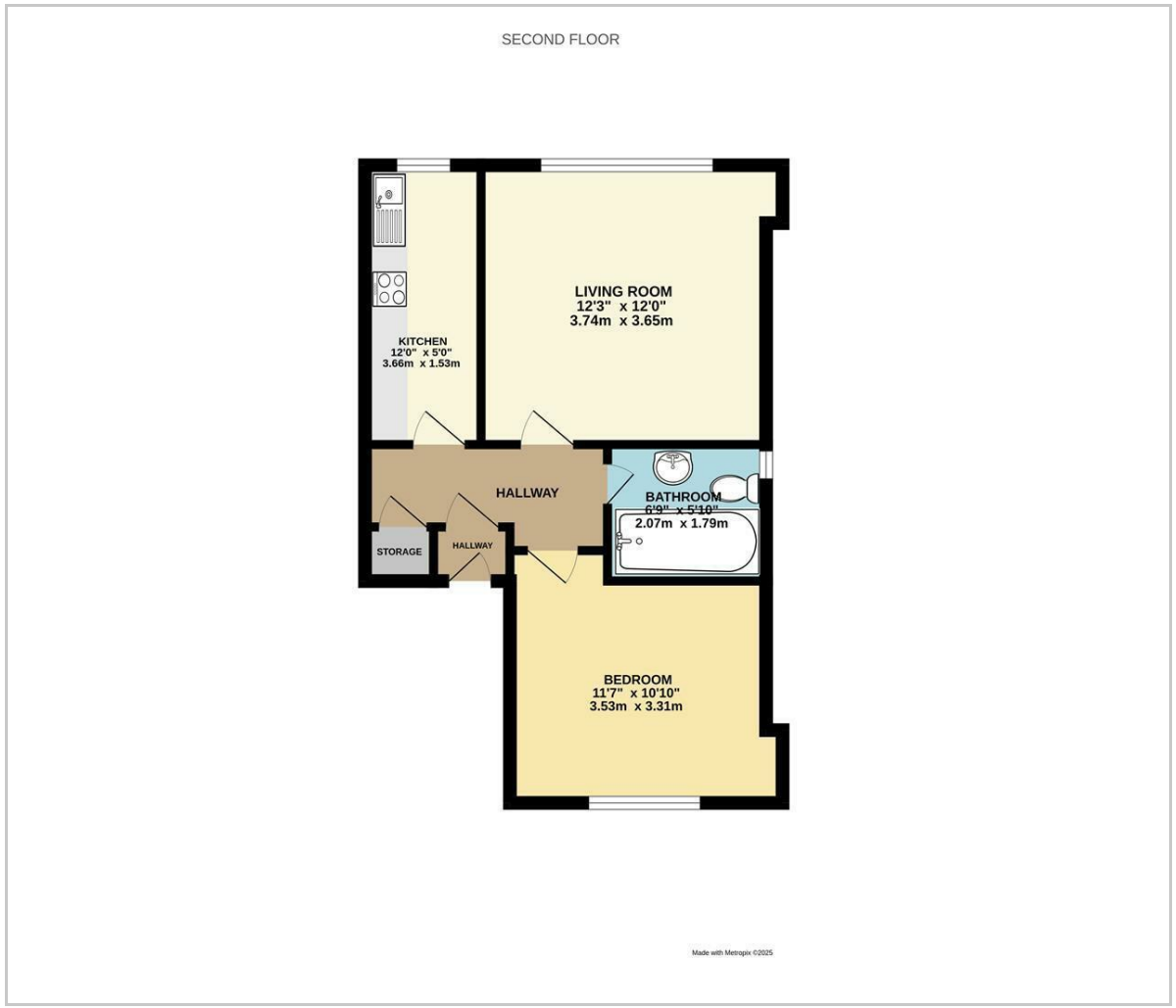
Council Tax Band A - £1,784.39 Per Annum

Lease Information
Lease: This property is offered as leasehold and there is a 189 year lease, which was granted on 15th November 2013

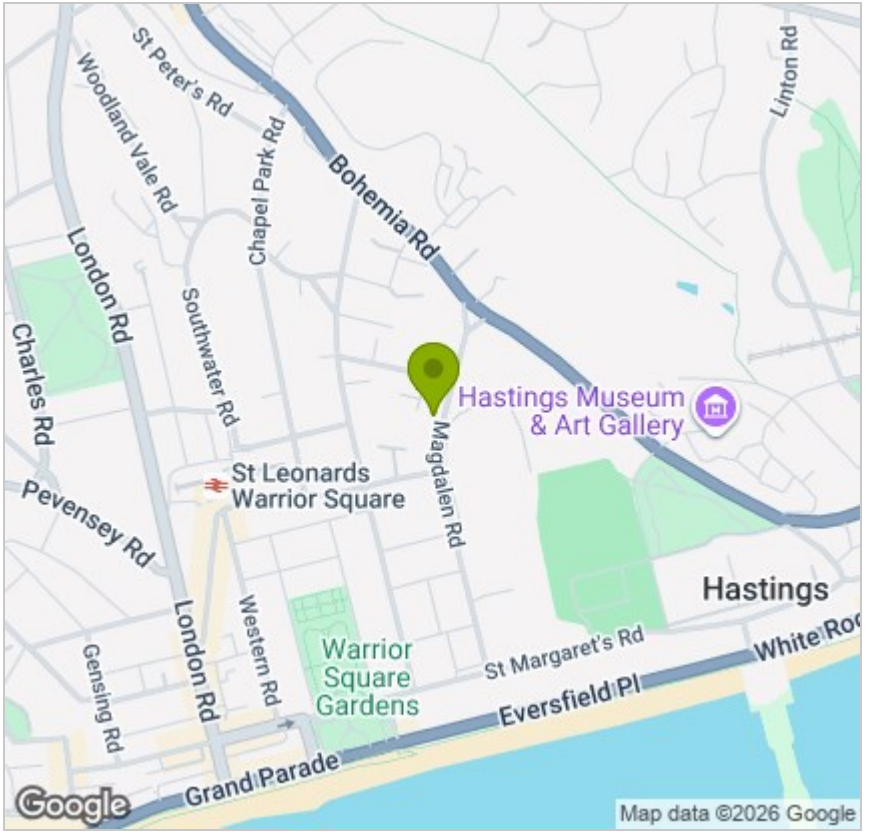
We have been advised that there is no annual ground rent.

The service charge is approximately £2,348.66 per annum, advised from the last service charge statement for 25th March 2026 - 24th March 2027 and there is a reserve fund of £40 per month. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or survey

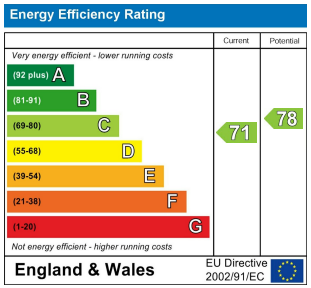
Floor Plan



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.

12 Sackville Road, Bexhill on sea, East Sussex, TN39 3JL
Bexhill@oakfieldproperty.co.uk
01424 224700
www.oakfieldproperty.co.uk