



OAKFIELD



London Road, St Leonards-On-Sea TN39 3LB

Asking Price £125,000



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A generously sized two-bedroom self-contained maisonette arranged over two floors, offering excellent potential for buyers looking to make a property their own.

While some modernisation is required throughout, the home boasts bright, spacious rooms and a layout ideal for comfortable living.

Located close to local shops and well-connected by nearby bus routes, this property offers both convenience and great value.

With a good-length lease and ample space, it presents a fantastic opportunity for first-time buyers or investors alike.

Ready to be transformed into a beautiful home.





**Living/Dining Room**  
15'1 x 13'11 (4.60m x 4.24m)

**Kitchen**  
8'8 x 7'10 (2.64m x 2.39m)

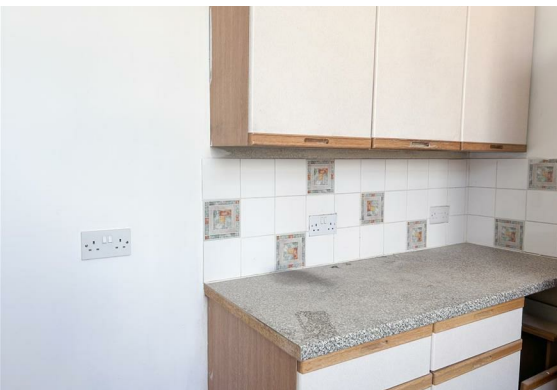
**Bedroom**  
15'1 x 13'11 (4.60m x 4.24m)

**Bedroom**  
14'3 x 8'8 (4.34m x 2.64m)

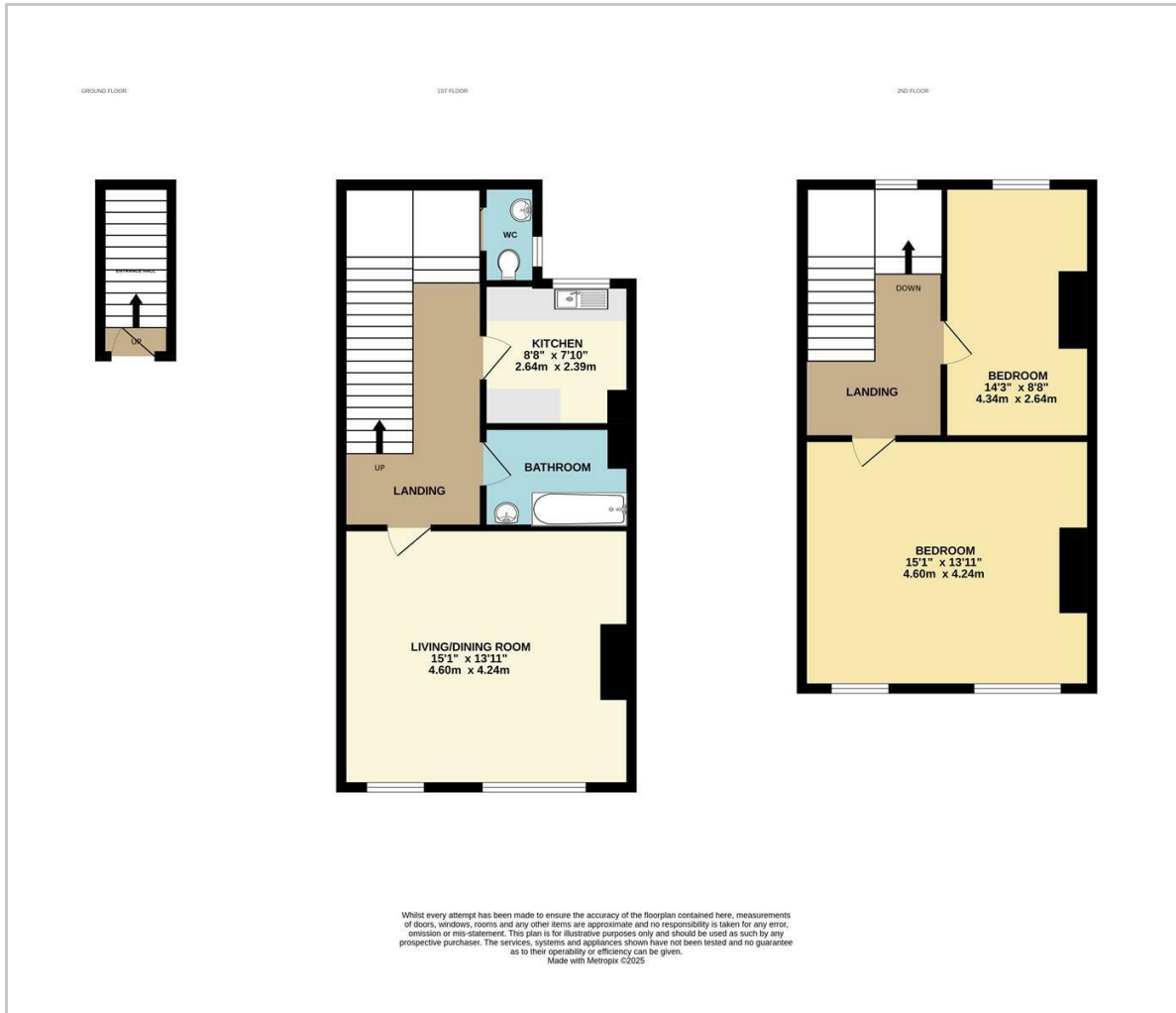
**Council Tax Band - B £1,992 per annum**

**Lease Information**

The seller advises that the property is offered as leasehold and has approximately 103 years remaining on the lease. The service charge is £3,270 per annum and a ground rent of £50 per annum.



## Floor Plan



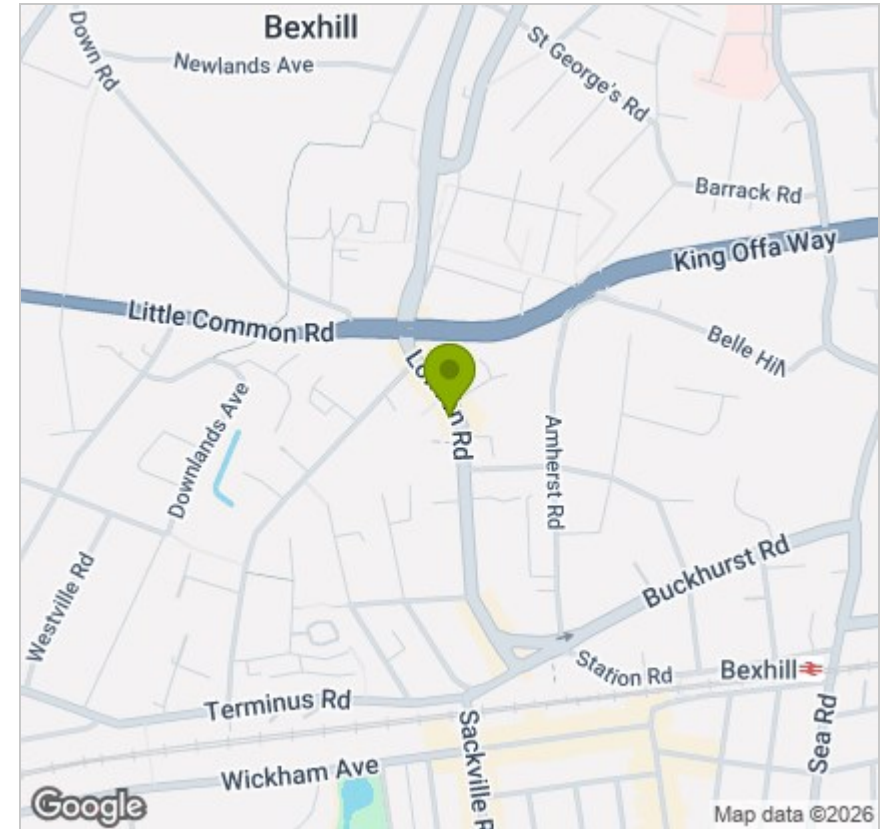
## Viewing

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

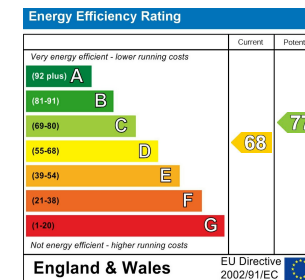
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## Area Map



## Energy Efficiency Graph



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