



OAKFIELD



Magdalen Road, St Leonards, TN37 6EU

Asking Price £115,000



## Magdalen Road, St Leonards, TN37 6EU

A period one-bedroom hall floor apartment, situated in one of St Leonards' most sought-after and leafy locations. Ideally positioned for convenient access to Warrior Square, Hastings Station, and an excellent range of bars, restaurants and shopping facilities that both Hastings and St Leonards have to offer.

The property offers well-proportioned and generously sized accommodation throughout, comprising a spacious sitting room with bay window and original fireplace, a good-sized bedroom, bathroom, and a separate kitchen housing the gas boiler.

This property represents an excellent investment opportunity, as well as an ideal first-time purchase or home by the sea. With strong rental demand in the area and its prime location, it is a sound choice for those seeking a solid buy-to-let addition to their portfolio or a well-located residence.





### Living Room

13'1" x 12'3" (3.99m x 3.73m)

### Kitchen

10'4" x 8'5" (3.15m x 2.57m)

### Bedroom

13'11" x 12'0" (4.24m x 3.66m)

### Shower Room

9'1" x 4'5" (2.77m x 1.35m)

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

### Lease Information

The seller states the flat comes with a one-fifth share of the freehold and a 999-year lease, with no ground rent or service charge. Maintenance and repair costs are shared equally between the five flat owners. The agent has not verified this information, so buyers should confirm details with their solicitor or surveyor.



## Floor Plan

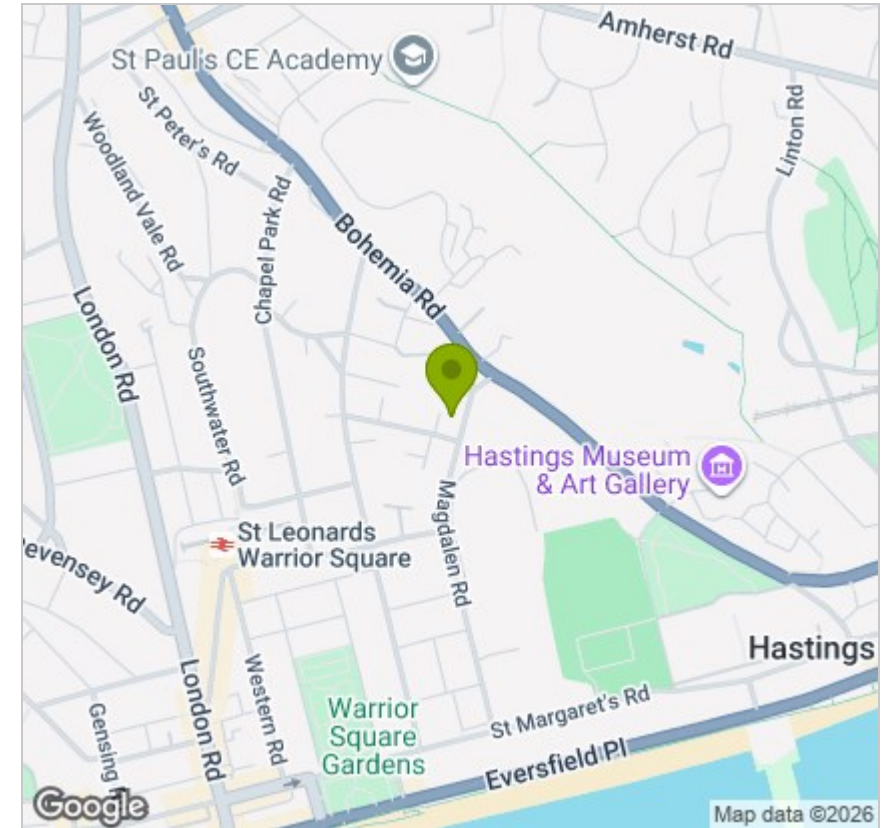


## Viewing

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.

## Area Map



## Energy Efficiency Graph

