**Bohemia Road, St. Leonards, TN37 6RB**

**Asking Price £120,000**

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## Bohemia Road, St. Leonards, TN37 6RB

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 home combines convenience with coastal living. With everything you need close at hand, this property is well suited to those looking to enjoy all that the area has to offer.

**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**

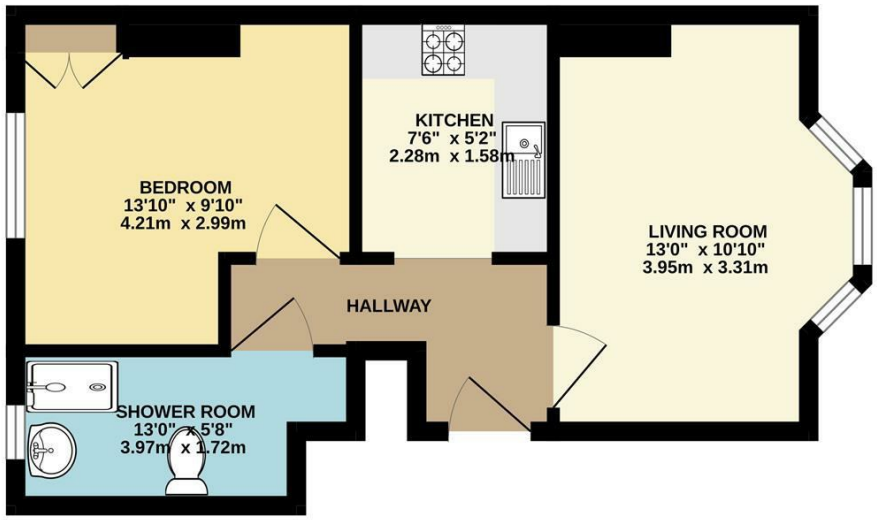
**Lease Information**

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

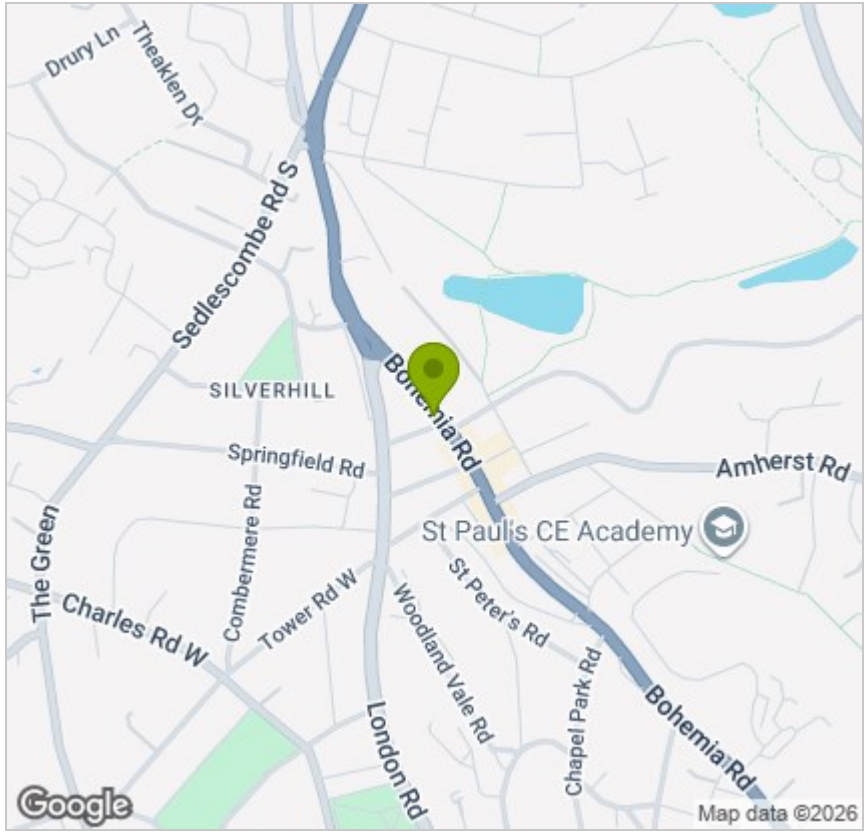
We have been advised that there is no annual ground rent

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.

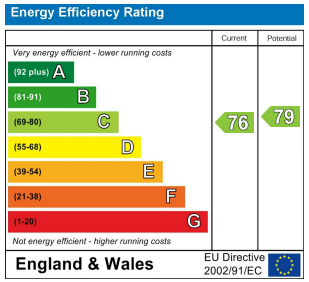
## Floor Plan




## 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.

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