



OAKFIELD



London Road, St. Leonards, TN37 6LS

Best Offers Around £170,000



## London Road, St. Leonards, TN37 6LS

Located close to the attractive Gensing Gardens, this well-presented one-bedroom lower ground floor flat offers convenient living in a desirable area. The property features a spacious lounge and a good-sized double bedroom, providing comfortable accommodation throughout.

Ideally positioned, it is close to local shops and within easy walking distance of the station, making it perfect for commuters or anyone seeking easy access to amenities.

The property benefits from a fitted kitchen and bathroom, a long lease, and the added advantage of being share of freehold. Residents also enjoy use of the communal gardens, offering a pleasant outdoor space to relax.





### Lease Information

The seller advises that the property is offered as Share in the freehold and has approximately 900+ years remaining on the lease, with the service charge being approximately £1,000 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

### Living Room

16'3" x 15'8" (4.95m x 4.78m)

### Kitchen

10'8" x 8'10" (3.25m x 2.69m)

### Bedroom

13'0" x 10'8" (3.96m x 3.25m)

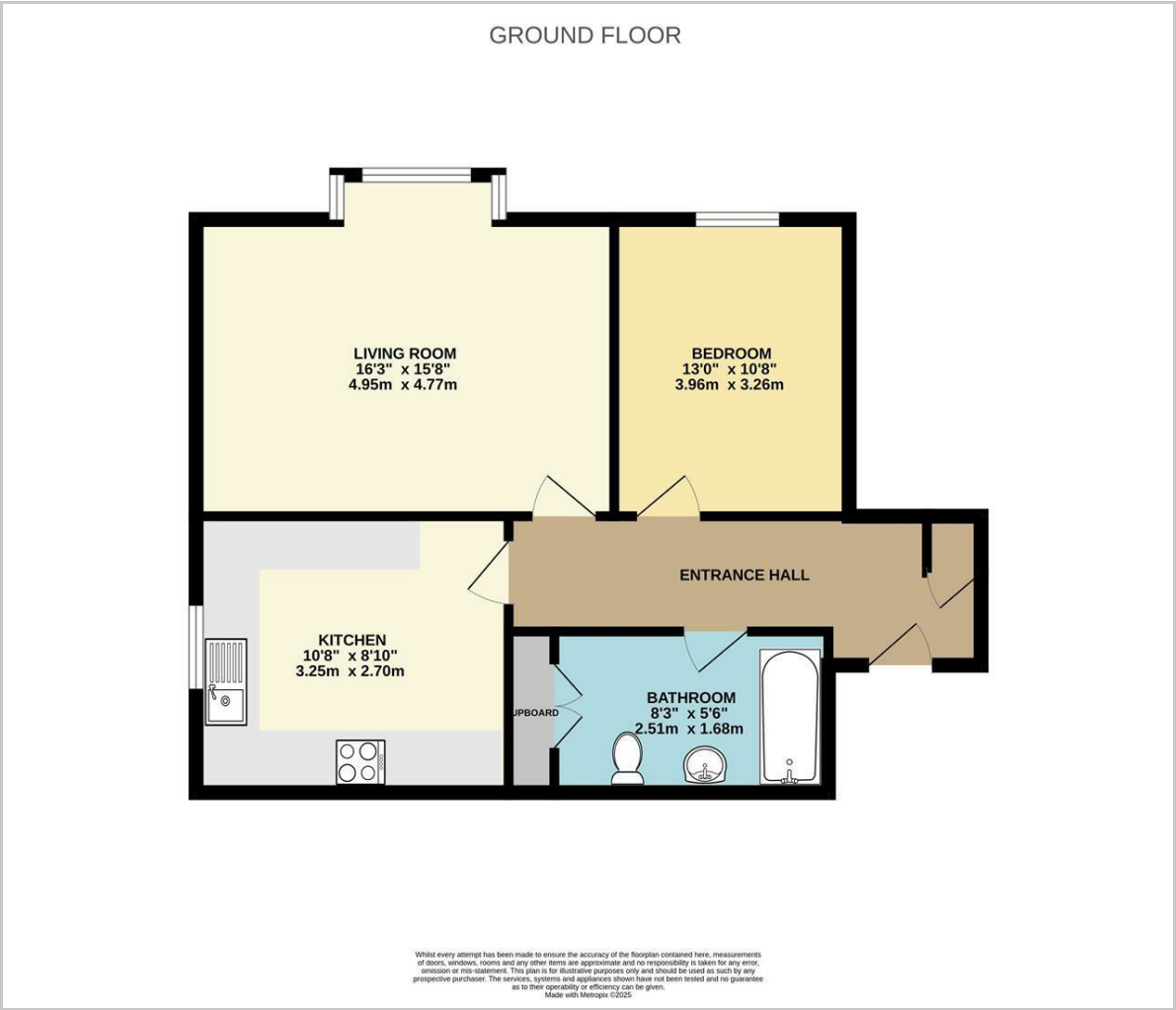
### Bathroom

8'3" x 5'6" (2.51m x 1.68m)

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



Floor Plan

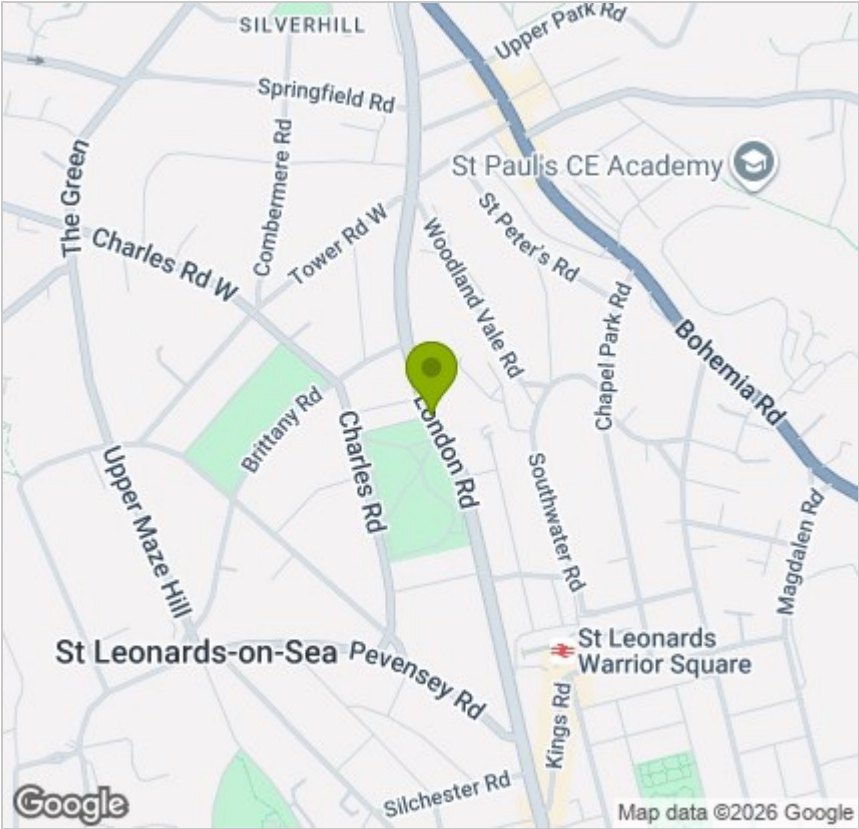


Viewing

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

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.

Area Map



Energy Efficiency Graph

