



OAKFIELD



St. Pauls Place, St. Leonards, TN37 6HG

Price Guide £165,000



## St. Pauls Place, St. Leonards, TN37 6HG

GUIDE PRICE £165,000 - £175,000

This well-presented larger-than-average one-bedroom flat that is ideally situated within a short walk of St Leonards Town Centre, providing convenient access to local amenities, bus routes, and the mainline train station. The property further benefits from far-reaching sea views across the rooftops towards the coast.

The accommodation comprises a spacious living room featuring high ceilings and a bay window, allowing an abundance of natural light while enjoying the attractive sea views. The fitted kitchen is equipped with an integrated oven and hob.

The double bedroom benefits from a large sash window and a built-in storage cupboard, creating a bright and comfortable space. The bathroom is fitted with a full-sized bath with a shower over.

Further benefits include gas central heating and an attractive communal entrance.

The surrounding neighbourhood is characterised by period and Victorian-style homes, including terraces and converted properties typical of the wider St Leonards and Hastings area. With its close proximity to the town centre and excellent transport links, the area is particularly popular with first-time buyers and commuters.





### Living Room

21'1" x 14'3" (narrowing to 13'0") (6.45m x 4.35m (narrowing to 3.97m))

### Kitchen

10'1" x 7'10" (3.09m x 2.41m)

### Bedroom

16'7" x 10'7" (narrowing to 9'3") (5.07m x 3.25m (narrowing to 2.84m))

### Bathroom

9'4" x 8'10" (2.87m x 2.70m)

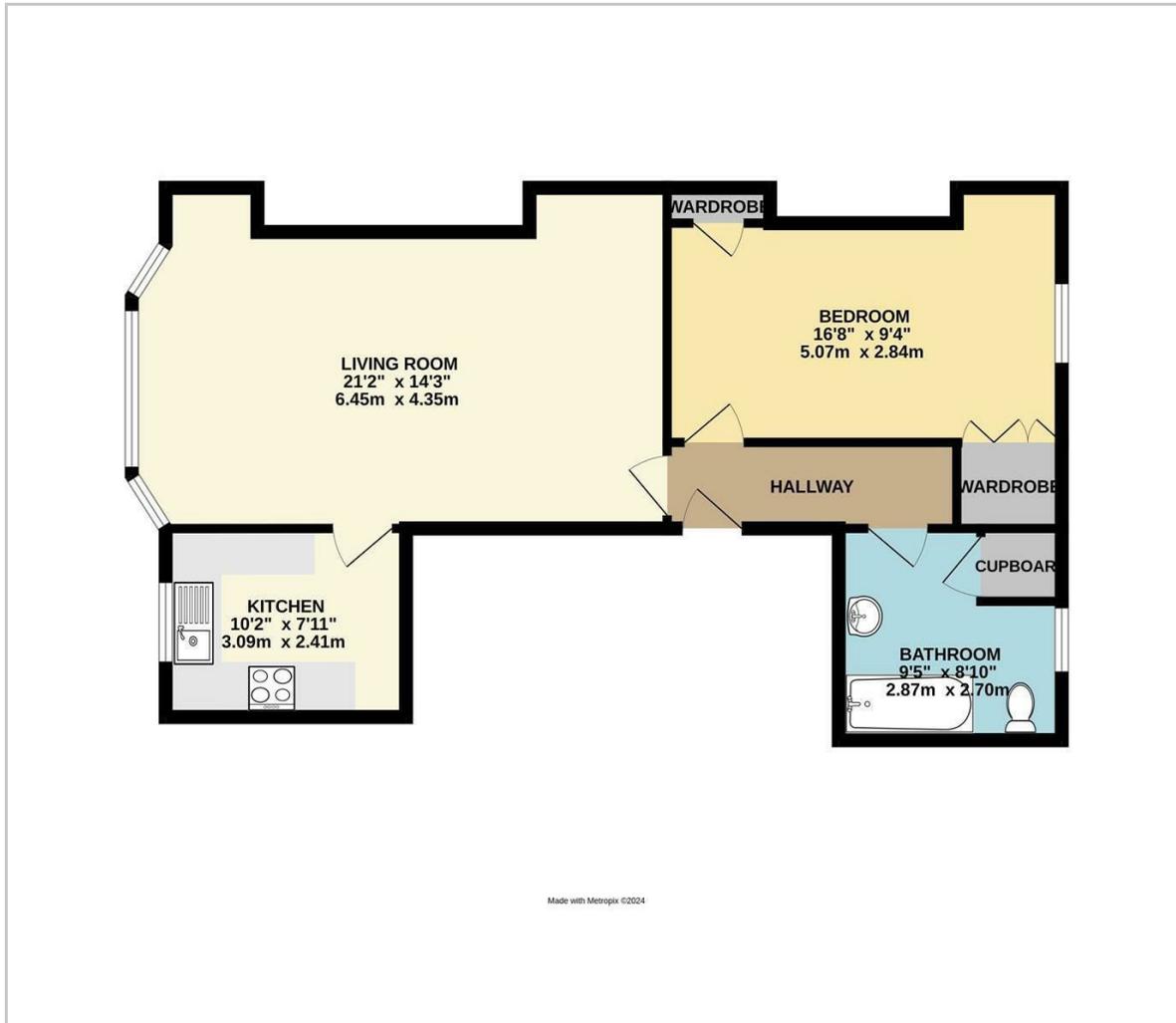
### Council Tax Band A - £1,702.76 Per Annum

### Lease information

The seller advises that the property is offered as leasehold and has approximately 86 years remaining on the lease and the maintenance is approximately £970.00 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.



## Floor Plan

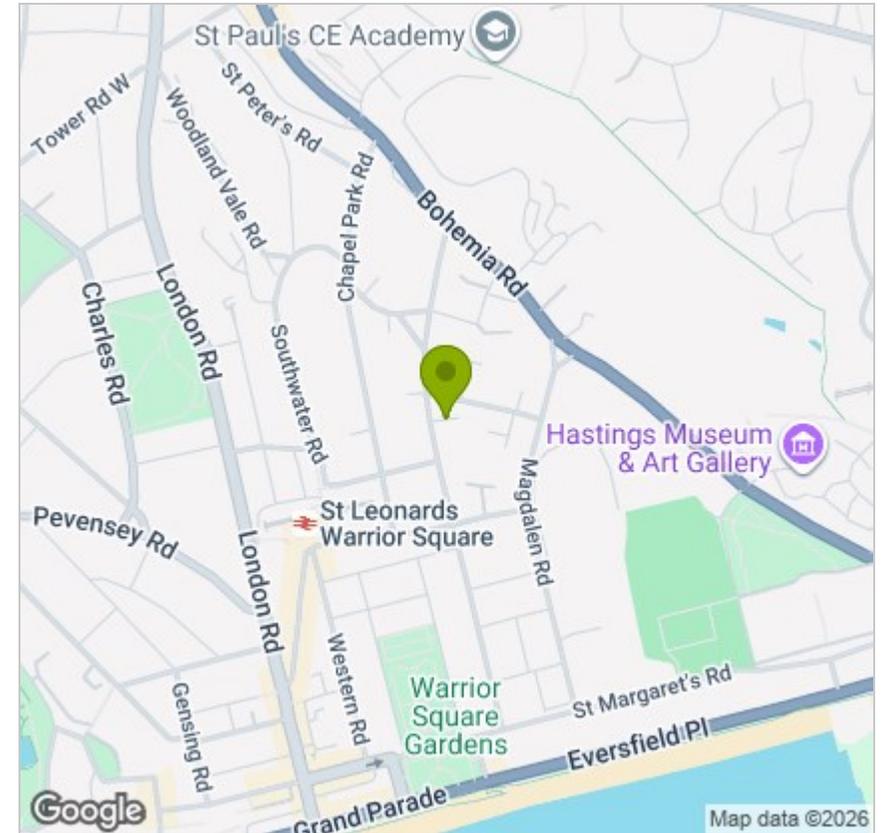


## Viewing

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

