



OAKFIELD

Albany Road, St. Leonards-On-Sea TN38 0LP

Asking Price £250,000



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## Albany Road, St. Leonards-On-Sea TN38

Stunning views of the Sea across St Leonards-on-Sea.

This attractive and well-maintained 2-bedroom flat offers a fantastic opportunity to enjoy comfortable coastal living just a short stroll from the seafront and Warrior Square train Station with direct links to London.

Situated only a 10-minute walk from the beach, this property is perfectly positioned to take advantage of everything the area has to offer – from scenic seaside walks and fresh sea air to nearby shops, cafés, and public transport links in the ever so popular St Leonards-On-Sea.

The flat is in good overall condition, boasting a spacious and light-filled interior that has been tastefully decorated and thoughtfully maintained. The high ceilings and large sash style windows provide a beautiful bright space.

It features two generously sized bedrooms, a welcoming living area, a well-equipped kitchen, and a clean, functional bathroom – all combining to create a homely and practical space ideal for modern living.

Whether you're a first-time buyer, downsizing, or seeking a coastal retreat, this property delivers excellent value in a highly desirable location.

With its close proximity to the seafront and local amenities, this flat presents a rare chance to enjoy the best of both convenience and a relaxed seaside lifestyle.





### Living Room

15'0" x 14'0" (4.57m x 4.27m)

### Kitchen

10'6" x 5'4" (3.20m x 1.63m)

### Bedroom One

12'1" x 9'4" (3.69m x 2.85m)

### Bedroom Two

13'7" x 6'8" (4.14m x 2.03m)

### Bathroom

6'11" x 6'0" (2.12m x 1.84m)

### Lease Information

The seller advises that the property is offered as leasehold will come with a minimum of 125 years on the lease. Service charge £1400 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.

**Council Tax Band - B £1,987 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

