



OAKFIELD

Charles Road, St. Leonards, TN38 0QH

Asking Price £150,000



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Offered to the market chain free, this well-presented one-bedroom second-floor apartment is an ideal purchase for first-time buyers or buy-to-let investors alike. Conveniently situated in the heart of St Leonards-on-Sea, the property is within easy walking distance of the seafront, Warrior Square railway station, Gensing Gardens, and an excellent selection of independent shops, cafés and local amenities.

The accommodation comprises a bright and spacious living room with a large bay window enjoying attractive views over Gensing Gardens, a fitted kitchenette with a cooker, washing machine and fridge, a double bedroom with built-in wardrobe storage, and a bathroom with bath, shower and WC.

This is a fantastic opportunity to acquire a well-located apartment offering comfortable living in a sought-after coastal location.

Chain Free, early viewing is highly recommended.





Living Room

15'5" x 13'1" (4.70m x 3.99m)

Kitchen

7'11" x 7'0" (2.41m x 2.13m)

Bedroom

13'0" x 8'1" (3.96m x 2.46m)

Bathroom

7'11" x 4'11" (2.41m x 1.50m)

Council Tax Band A - £1,784.39 Per Annum

Lease Information

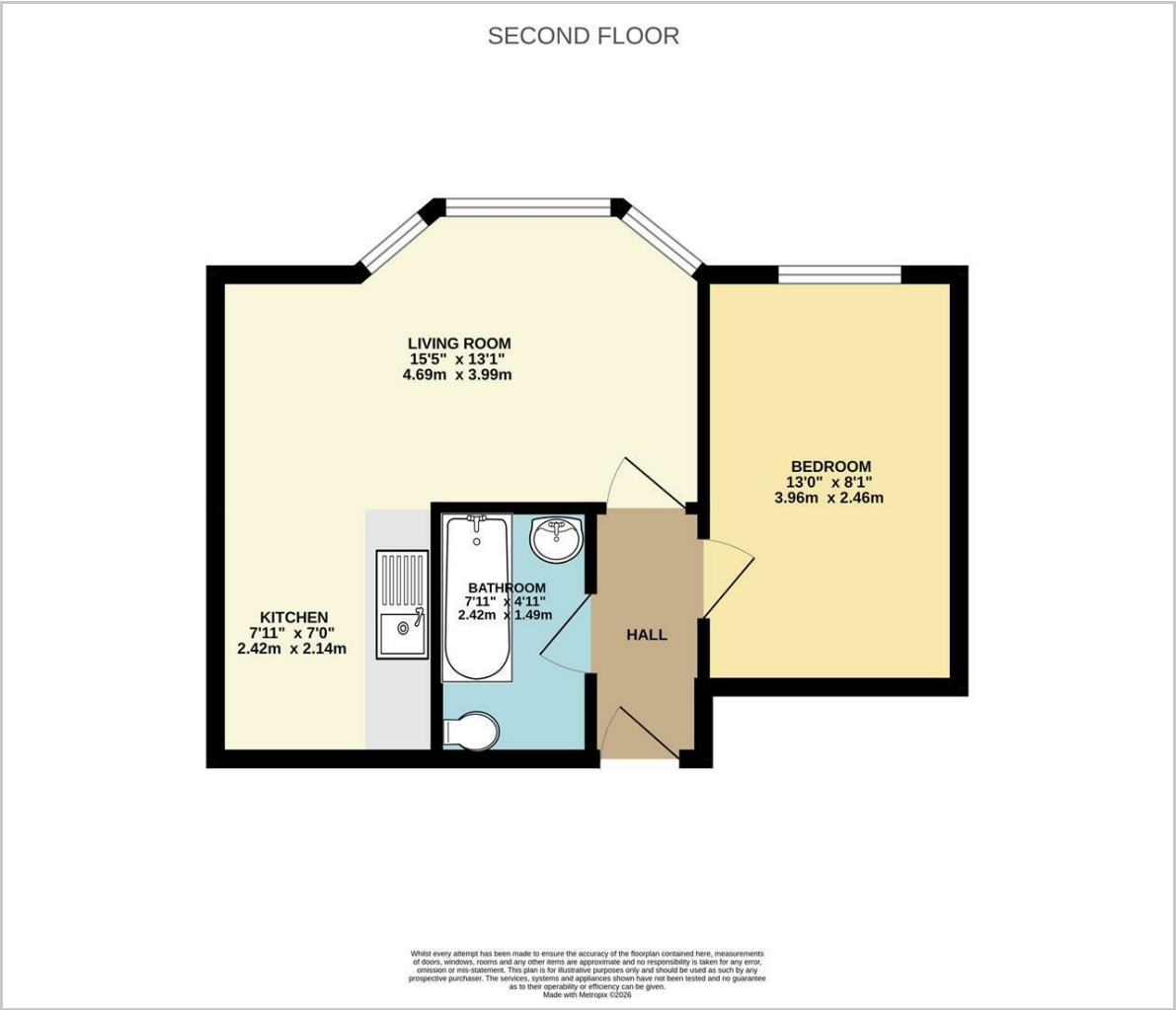
Lease: This property is offered as share of freehold and there are 144 years remaining on the lease

We have been advised that the annual ground rent is £50 per annum.

Service charges is approximately £1,200 to £1,400 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or survey



Floor Plan

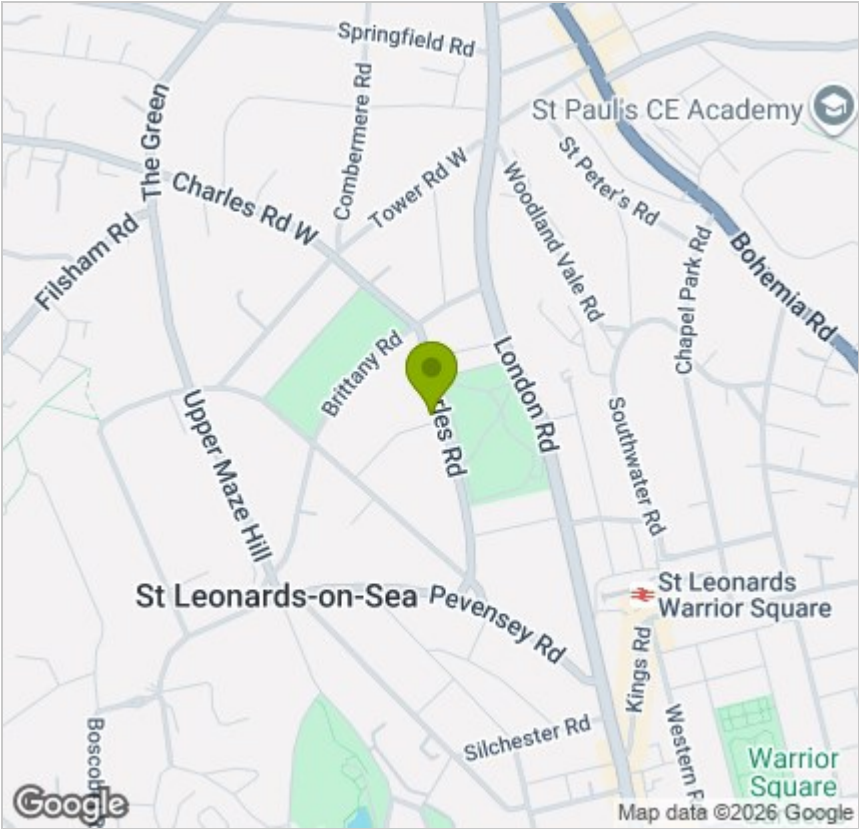


Viewing

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

