



OAKFIELD



Blomfield Road, St. Leonards, TN37 6HH

Offers Over £120,000





## Blomfield Road, St. Leonards, TN37 6HH

Beautiful 2-Bedroom Semi-Basement Flat  
in Sought-After St Leonards Area

Situated in the ever-popular St Leonards area, this spacious two-bedroom semi-basement flat offers stylish living with excellent access to local amenities and transport links.

The property features a newly fitted kitchen with an electric oven, hob, and integrated appliances, complemented by modern herringbone flooring and spotlight lighting throughout.

There are two generous double bedrooms, including a bay-fronted living space that fills the home with natural light. A large hallway enhances the sense of space, while a private courtyard to the rear provides a perfect outdoor retreat.

The new bathroom with its stylish black fixtures features a bath with shower over, WC and Wash hand basin unit with mirrored cupboard above.

With its private entrance and contemporary finish, this property combines character and convenience in a prime coastal location.







### Living Room

18'0" x 13'00" (5.49m x 3.96m)

### Kitchen

13'0" x 9'0" (3.96m x 2.74m)

### Bedroom One

12'1" x 12'1" (3.68m x 3.68m)

### Bedroom Two

12'0" x 11'0" (3.66m x 3.35m)

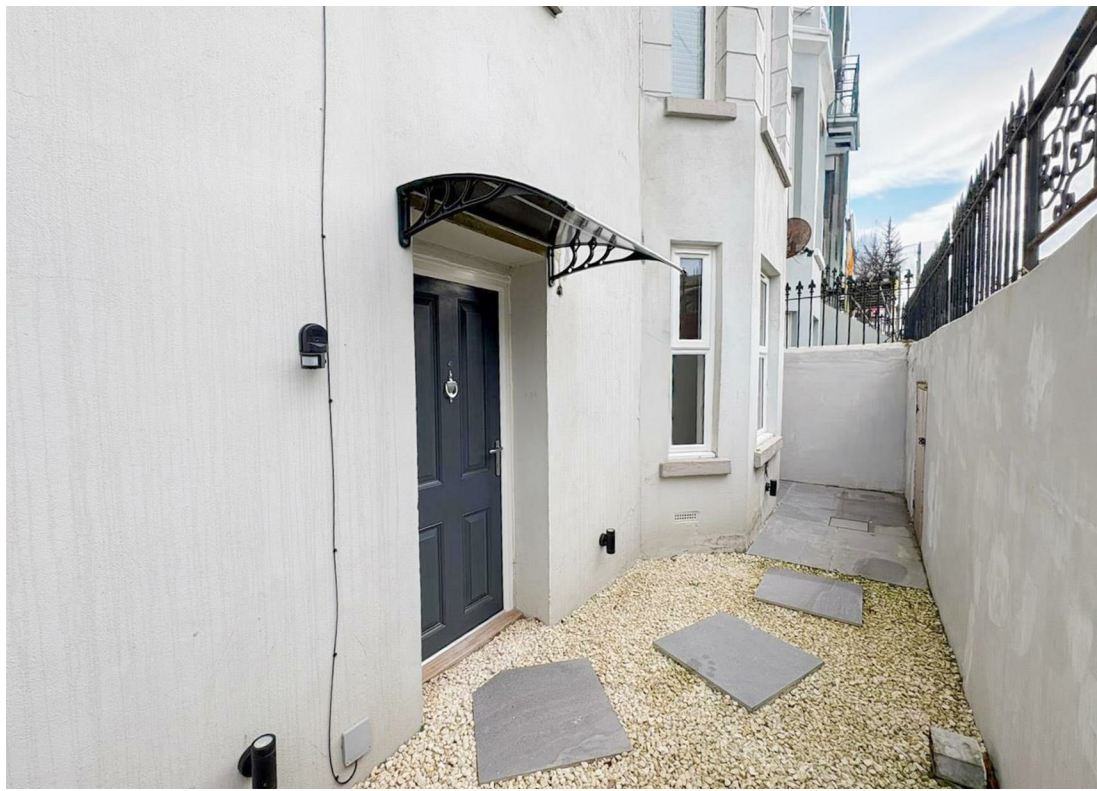
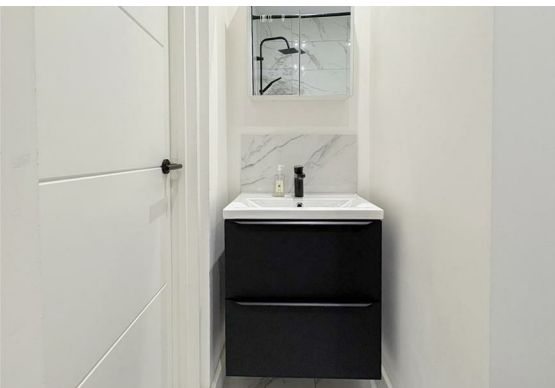
### Bathroom

7'0" x 4'1" (2.13m x 1.24m)

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

### Lease Information

The seller advises that the property is offered as leasehold and has approximately 65 years remaining on the lease and the maintenance is approximately £664.66 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

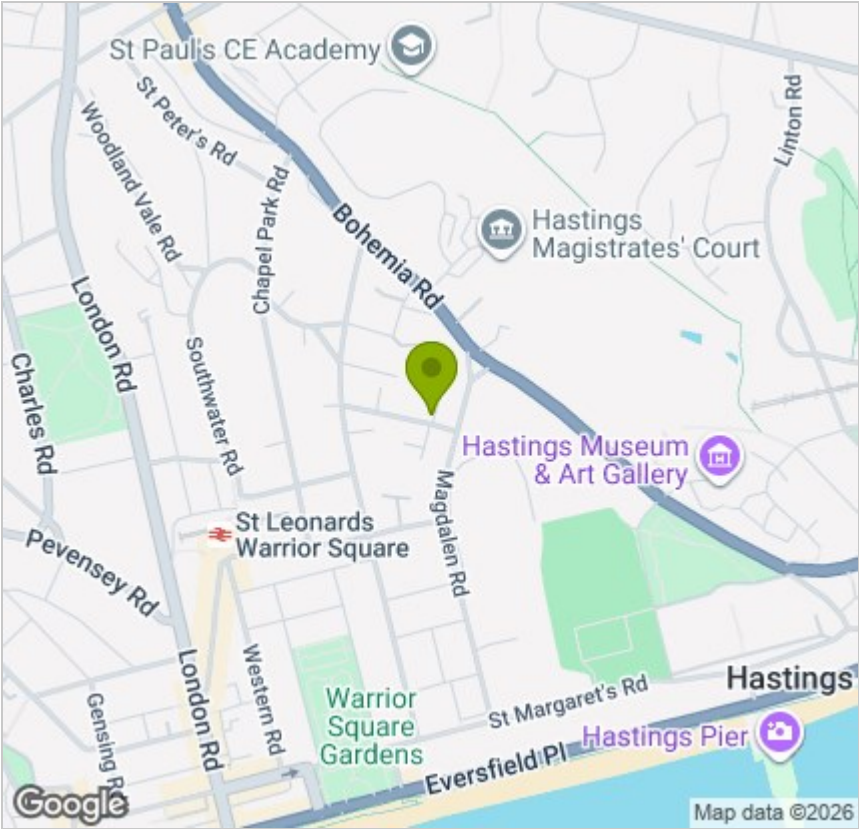


Viewing

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

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

