

Alexandra Road, St. Leonards, TN37 6LD

Asking Price £230,000

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Situated in the sought-after location of Alexandra Road, St Leonards-on-Sea, this spacious three-bedroom maisonette offers well-proportioned accommodation arranged over two floors and benefits from its own private entrance.

Upon entering the property, you are welcomed by a bright and generous living room featuring a large bay window that fills the space with natural light, creating a warm and inviting atmosphere. The fitted kitchen is well equipped with a range of units and includes an integrated oven and hob. Also on this floor is a spacious double bedroom and a separate WC for added convenience.

The upper floor offers two further well-proportioned double bedrooms, together with access to a private roof terrace, an ideal space to relax, entertain or enjoy the sunshine.

Additional benefits include gas central heating, double glazing throughout and spacious accommodation, making this an ideal home for first-time buyers, families or investors alike.

Perfectly positioned within easy walking distance of Warrior Square railway station, the seafront, local shops, cafés and a wide range of amenities, this fantastic maisonette combines coastal living with excellent transport links and everyday convenience.



















Living Room
11'11" x 11'1" (3.63m x 3.38m)

Kitchen
8'11" x 7'5" (2.72m x 2.26m)

Bedroom One
15'0" x 12'0" (4.57m x 3.66m)

Bedroom Two
12'8" x 8'10" (3.86m x 2.69m)

Bedroom Three
10'2" x 8'10" (3.10m x 2.69m)

Shower Room
8'10" x 4'10" (2.69m x 1.47m)

WC

Outdoor Terrace

Council Tax Band B - £2,081.78 Per Annum

Lease Information
Lease: This property is offered as leasehold and there is a 125 year lease, which was granted on 29th September 2007

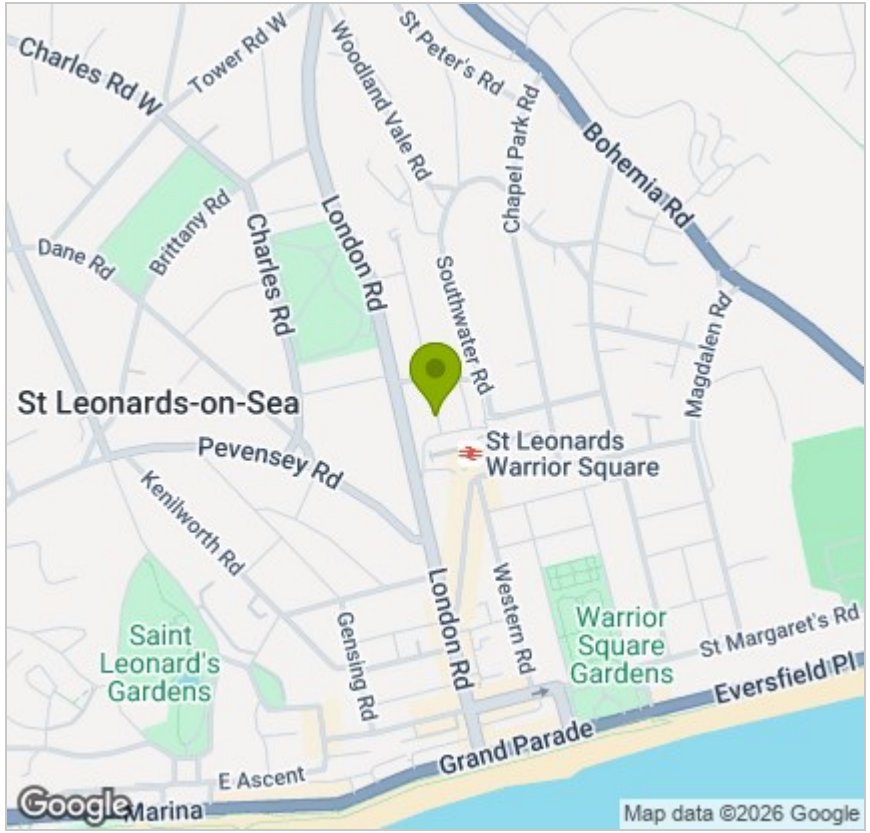
We have been advised that the annual ground rent is £75 per annum.

The service charges is approximately £2,500 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

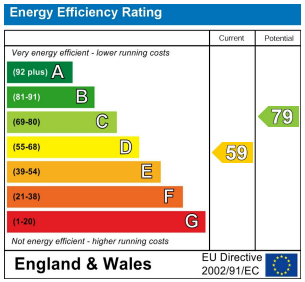
Floor Plan



Area Map



Energy Efficiency Graph



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.

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