



OAKFIELD



OAKFIELD  
FOR SALE  
01424 224700  
www.oakfieldproperty.co.uk

Charles, St. Leonards, TN38 0QH

Asking Price £150,000



## Charles, St. Leonards, TN38 0QH

A well-presented one-bedroom basement flat ideally situated opposite the popular Gensing Gardens, offering bright and comfortable accommodation in a convenient location. The property would make an excellent first-time purchase or investment opportunity and is offered to the market chain free.

The accommodation comprises a welcoming entrance, a bright reception room, a modern fitted kitchen with a range of wall and base units, a well-proportioned double bedroom and a contemporary bathroom. The kitchen is well equipped and the dishwasher, washing machine and fridge are all included in the sale, providing added convenience for the new owner.

Ideally positioned for access to a variety of local shops, amenities, transport links and the railway station, while Gensing Gardens is directly opposite, providing a pleasant green outlook and recreational space close to home. The seafront and further local amenities are also within easy reach.

This is an appealing opportunity for anyone looking for a low-maintenance first home, convenient pied-à-terre or investment property in a popular and well-connected location.





### Living Room

15'0" x 13'0" (4.57m x 3.96m)

### Kitchen

13'0" x 6'10" (3.96m x 2.08m)

### Bedroom

11'4" x 7'9" (3.45m x 2.36m)

### Bathroom

7'9" x 4'11" (2.36m x 1.50m)

**Council tax band A - £1,784.39 Per Annum**

### Lease Information

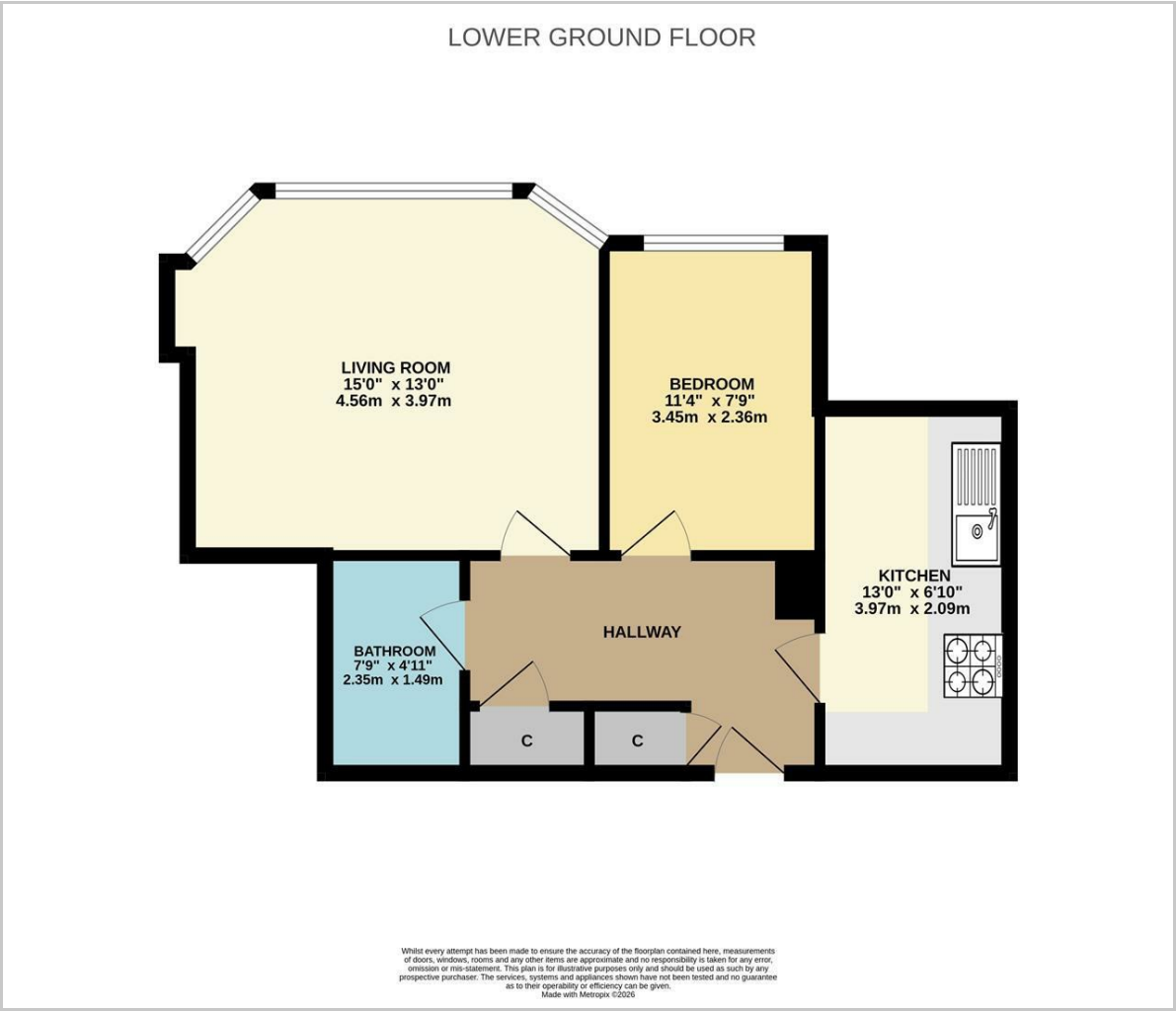
Lease: There is the remainder of a 105 year lease, which was granted on 1st August 2005

We have been advised that the annual ground rent is £120.00

Service charges are approximately £1,700 per annum, based on the charges for the 24th December 2025 - 24th December 2026 period. 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

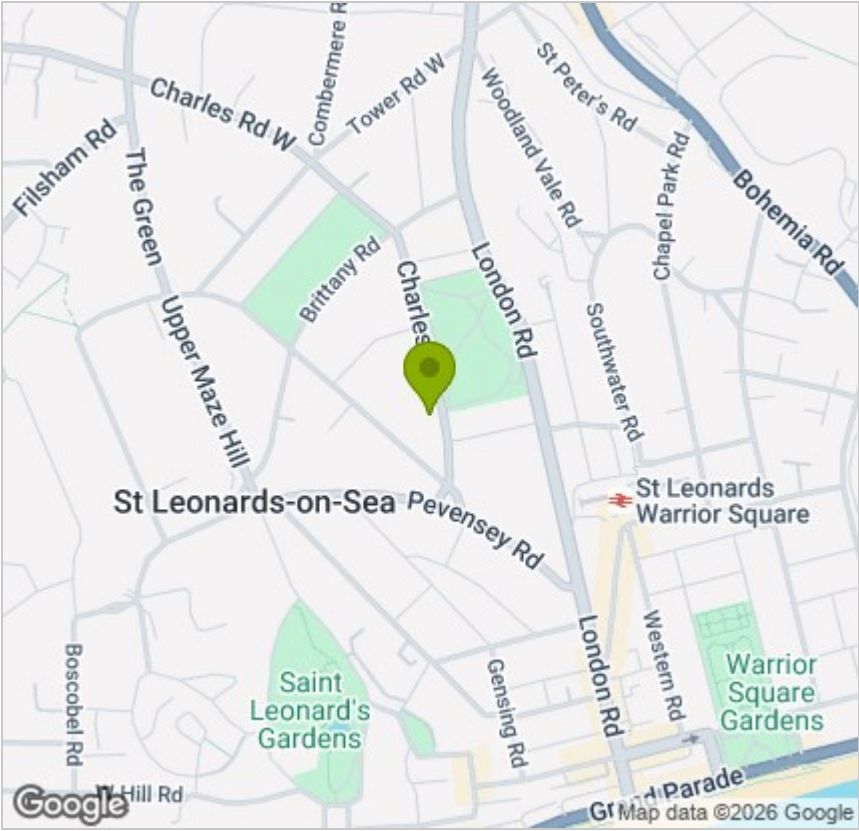


Viewing

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

