



OAKFIELD



LAZONBY
COURT

7

Cumberland Gardens, St. Leonards, TN38 0QP

Asking Price £185,000



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Offered to the market chain free, this well-presented purpose-built two-bedroom apartment occupies a desirable first-floor position within a well-maintained development in the heart of St Leonards-on-Sea. Ideally located just a short walk from the seafront, promenade, Warrior Square railway station, Gensing Gardens, independent shops, cafés and restaurants, this property offers the perfect combination of coastal living and everyday convenience.

The apartment benefits from a share of the freehold, a lengthy lease of approximately 949 years, secure allocated undercroft parking, lift access and modern comforts including gas central heating and double glazing throughout.

The spacious accommodation comprises a welcoming entrance hall with two generous storage cupboards, a bright and airy lounge/dining room with an attractive bay window, a modern fitted kitchen with ample worktop and cupboard space, two well-proportioned double bedrooms, including a principal bedroom with fitted wardrobes, and a contemporary shower room featuring a large walk-in shower.

The secure allocated parking space is situated beneath the building and provides convenient covered access directly to the lift, adding to the practicality of this impressive apartment.

Whether you are looking for a permanent home, a coastal retreat or a buy-to-let investment, this fantastic apartment is sure to appeal. The owner is currently replacing the carpets and painting throughout.

Early viewing is highly recommended.





Living Room

20'2" x 16'4" (6.15m x 4.98m)

Kitchen

12'11" x 6'11" (3.94m x 2.11m)

Bedroom One

19'6" x 9'0" (5.94m x 2.74m)

Bedroom Two

12'2" x 10'0" (3.71m x 3.05m)



Bathroom

7'11" x 6'2" (2.41m x 1.88m)

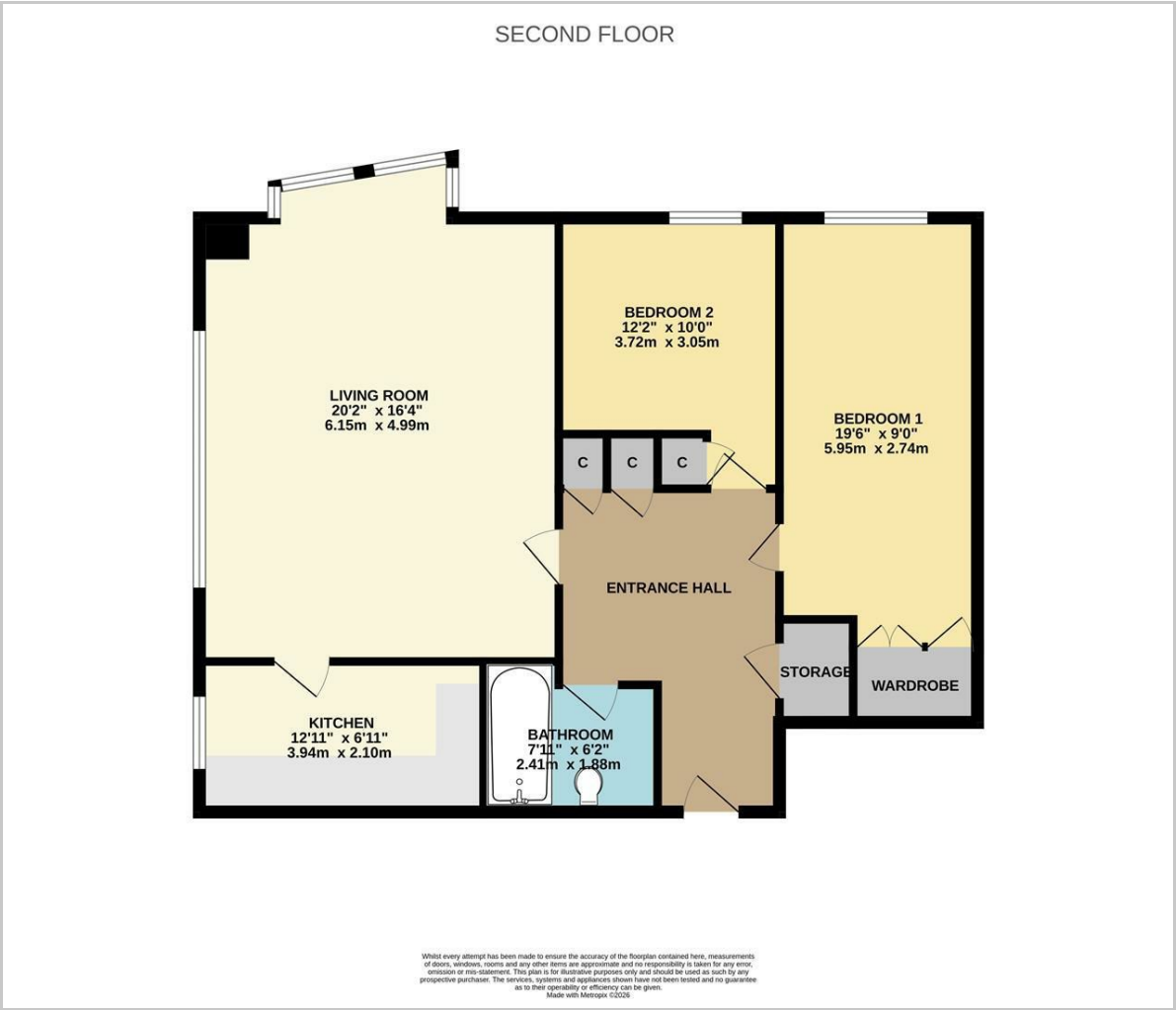
Council Tax Band B - £2,081.78 Per Annum

Leasehold

The seller advises that the property is offered as share of freehold and has approximately 949 years remaining on the lease. The service charge is approximately £1,800 per annum, with no ground rent. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

