



OAKFIELD



Norman Road, St Leonards On Sea, TN38 0EG

Asking Price £275,000



## Norman Road, St Leonards On Sea, TN38 0EG

Situated within the highly sought-after area of St Leonards, this spacious chain-free three-bedroom apartment occupies the ground floor of a beautifully converted church, offering a rare combination of character, charm, and generous living accommodation.

The property has been thoughtfully and sympathetically designed to complement the historic nature of the building, while benefiting from recent redecoration throughout. Retaining a wealth of individuality and attractive architectural features, the apartment provides a unique living experience that stands apart from more conventional homes.

Deceptively spacious throughout, the versatile accommodation is ideal for a range of buyers, whether as a main residence, coastal retreat, or investment opportunity. The impressive main bedroom benefits from an en-suite shower room, while the principal bathroom is well-appointed with both a bath and separate shower.

The fitted kitchen offers a range of integrated appliances, including a fridge freezer, dishwasher, integrated washer dryer, fitted oven, and gas hob, combining practicality with modern convenience.

The apartment enjoys a wonderful sense of privacy and seclusion, creating a peaceful environment while remaining conveniently positioned close to local amenities, independent shops, popular cafés, the seafront, and excellent transport links.

St Leonards continues to grow in popularity thanks to its vibrant community atmosphere, eclectic mix of local businesses, and beautiful coastline, making this an increasingly desirable place to call home.

Combining impressive space, historic charm, and a prime location, this truly distinctive apartment offers something special for buyers seeking a home full of personality and character.





### Living/Kitchen Room

21'0" x 15'8" (6.41m x 4.78m)

### Hallway

3'10" x 44'3" (1.18m x 13.51m)

### Bedroom One

16'9" x 12'10" (5.13m x 3.92m)

### Bedroom Two

16'9" x 10'1" (5.13m x 3.09m)

### Bedroom Three

16'9" x 8'9" (5.13m x 2.68)

### Bathroom

8'0" x 7'1" (2.44m x 2.18m)

### Ensuite

7'6" x 7'1" (2.29m x 2.16m)

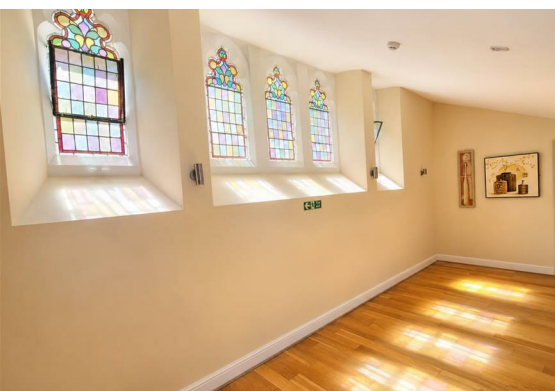
**Council tax band D - £2,133 per annum**

### Lease Information

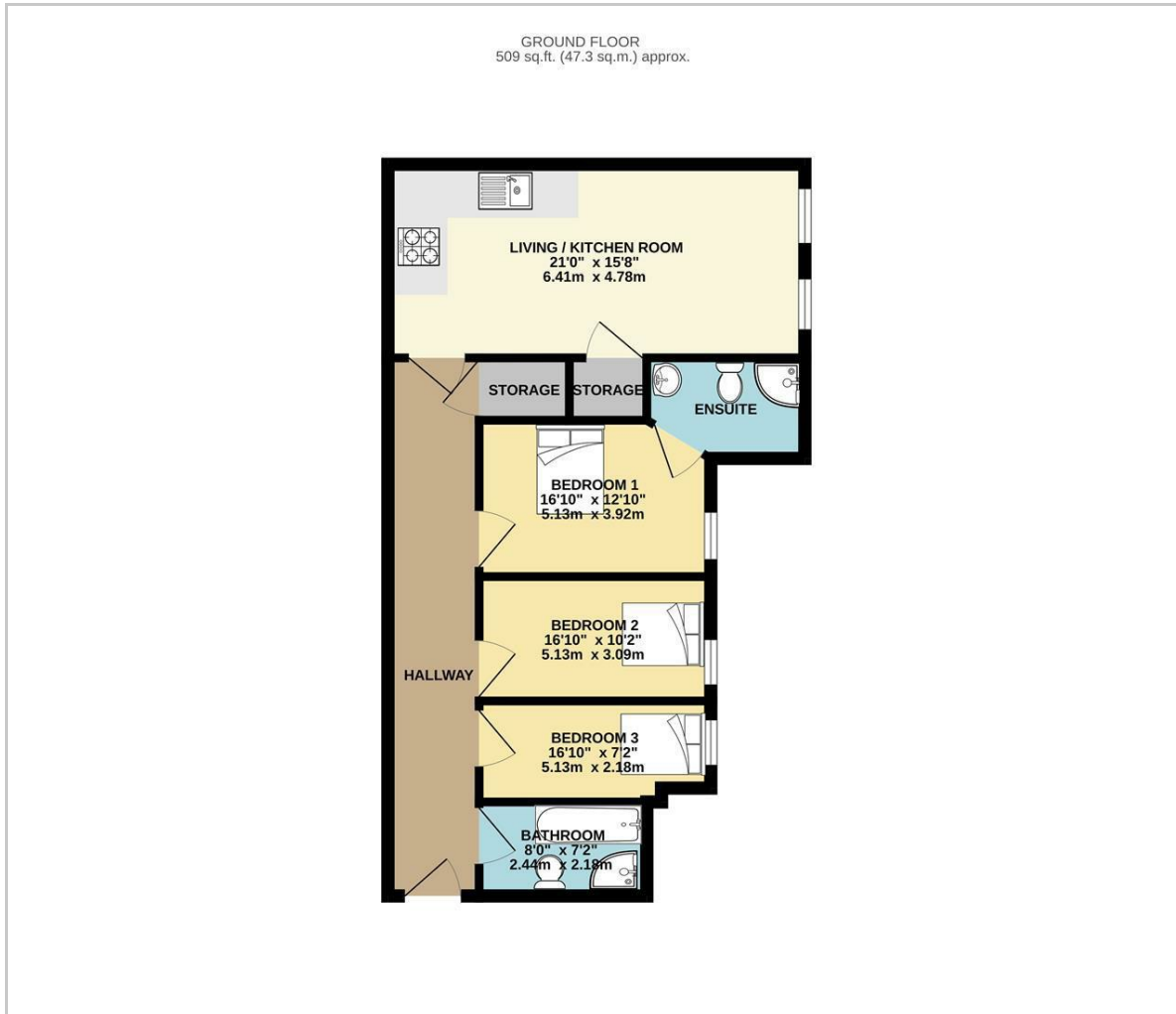
The seller advises that the property is offered as a share of freehold with 999 years from 2008 the service charge is approximately £3,042.76 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

### Additional Information

Under the terms of the Estate Agency Act 1979 (Section 21) please note that the owner of this property is associated with "Oakfield Estate Agents".



## 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

