



OAKFIELD



Tower Road, St. Leonards-On-Sea, TN37 6JE

Offers In The Region Of £180,000



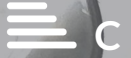
3



1



1



C

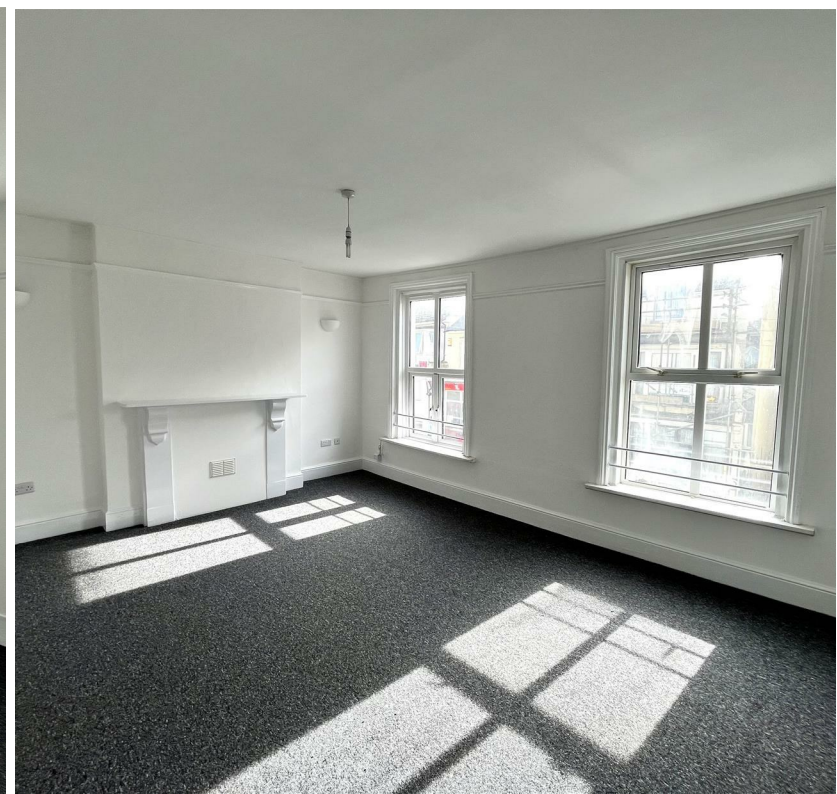
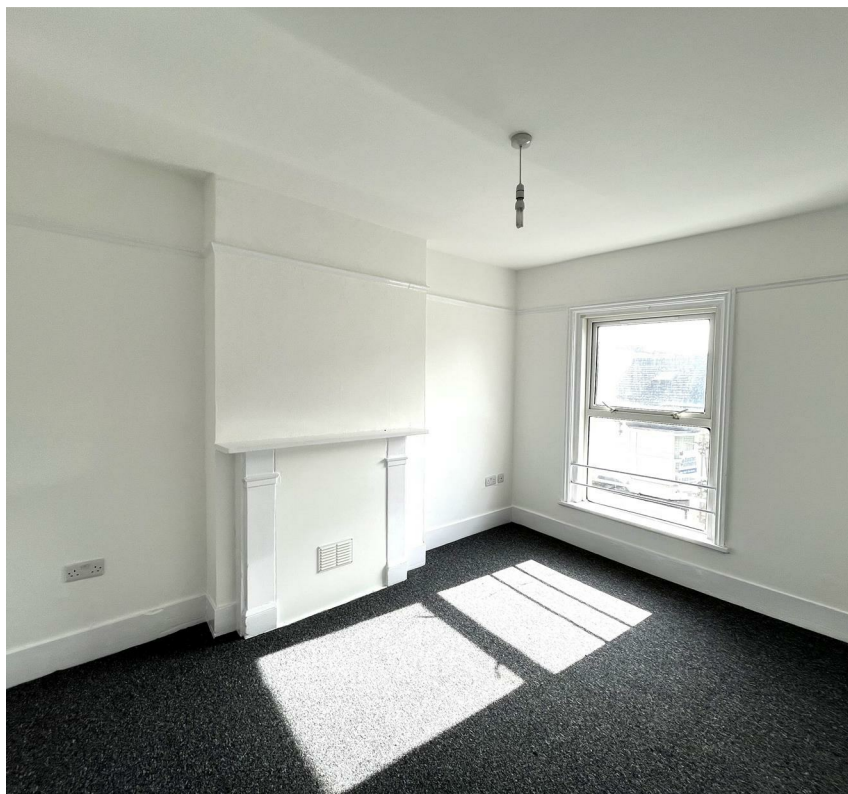
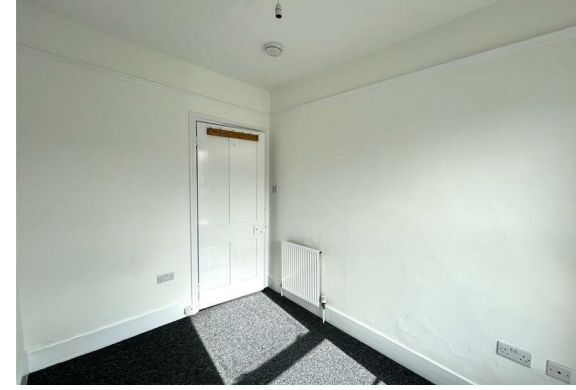


## Tower Road, St. Leonards-On-Sea, TN37 6JE

Presenting a refreshed three bedroom maisonette in the sought-after Bohemia area of St Leonards-On-Sea. Spanning the first and second floors, this recently redecorated residence with its use of neutral whites and brand-new carpets throughout, provides a great canvass to put your own mark on the property. To the front, permit parking offers hassle-free convenience, ensuring you'll always find a spot right at your doorstep.

Benefiting from a lease of 91 years, this maisonette offers a long-term investment with stability and peace of mind. Located a mere 0.8 miles from St Leonards Warrior Square train station, commuting couldn't be more convenient. Additionally, a short stroll of just 0.4 miles leads you to the local ASDA supermarket, making grocery shopping a breeze. Whether you're seeking a comfortable family home or a savvy investment opportunity, this maisonette in St Leonards-On-Sea presents a compelling choice for discerning buyers. seize this chance to experience a harmonious blend of comfort, convenience, and style.

We would estimate a potential rental income of £1150. This would represent a yield of 7.3%.







**Living Room**  
16'9" x 13'1" (5.13m x 4.01m)

**Kitchen**  
10'6" x 9'6" (3.20m x 2.90m)

**Bedroom**  
9'10" x 10'7" (3.00m x 3.23m)

**Bathroom**  
5'4" x 4'10" (1.63m x 1.47m)

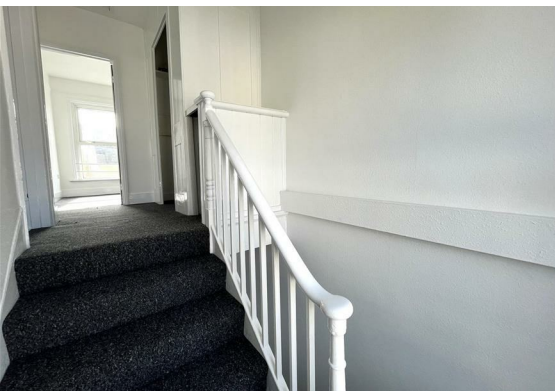
**Bedroom**  
13'0" x 9'6" (3.96m x 2.90m)

**Bedroom**  
9'2" x 7'0" (2.79m x 2.13m)

**Lease Information**

The seller advises that the property is offered as leasehold and has approximately 99 years remaining from September 2015. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

**Council Tax Band A - £1,552.11 Per Annum**



## Floor Plan

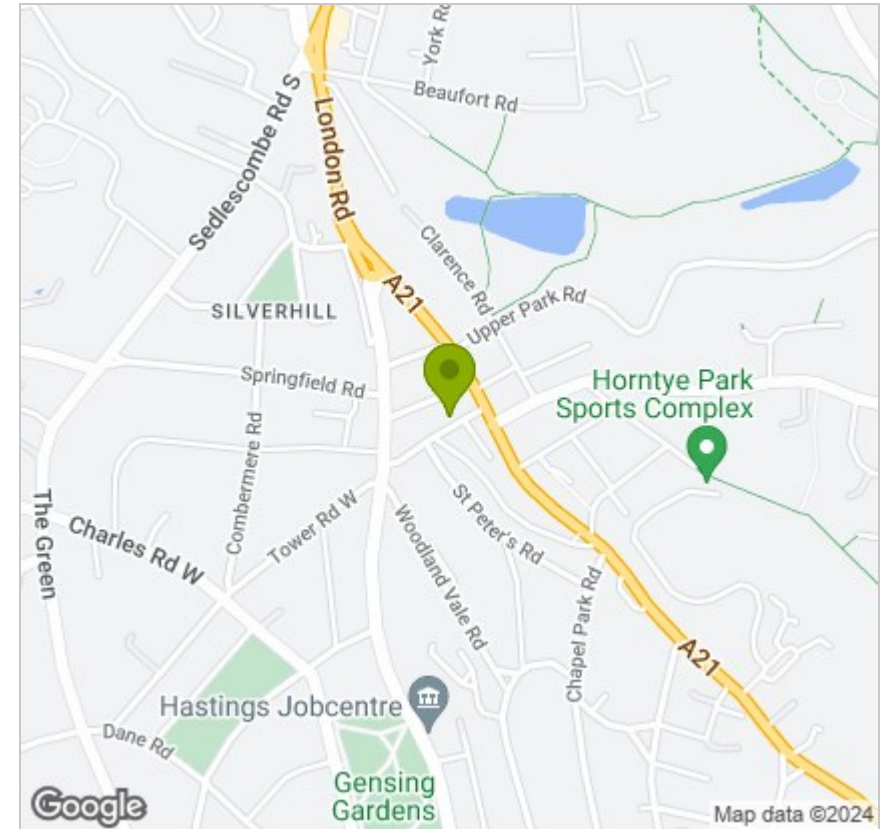


## Viewing

Please contact us on 01424 722122 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

