



Flat 9 Hoads Court 23 Helmsman Rise,
St Leonards-on-Sea, East Sussex
TN38 8BQ



PROPERTY DESCRIPTION

75% SHARED OWNERSHIP. A modern two bedroom second floor flat situated in this popular development in West St Leonards with easy access to the A21 and the market town of Battle.

The accommodation comprises; communal entrance hall, stairs rising to the second floor, entrance hall with cupboards, 23' lounge/dining room with Juliette balcony, modern kitchen, two double bedrooms and a modern bathroom. Outside there is an allocated parking space.

EPC - C.

FEATURES

- Modern Two Bedroom Apartment
- Second Floor
- Allocated Parking Space
- 23' Lounge/Dining Room
- Sought After West St Leonard's Location
- 75% Shared Ownership
- 107 Years Remaining On The Lease
- Council Tax Band - B





ROOM DESCRIPTIONS

Communal Entrance

Accessed via communal door, entry phone system, stairs rising to the second floor.

Entrance Hall

Accessed via private front door, two storage cupboards one housing fuse box, radiator, entryphone handset.

Lounge/Diner

23' 1" max x 10' 8" max (7.04m max x 3.25m max) Double glazed windows to the side and rear, double doors/Juliette balcony to the rear overlooking the communal gardens, ceiling coving, wall lights, radiators.

Kitchen

9' 1" x 6' 10" (2.77m x 2.08m) A range of working surfaces with inset one and half bowl sink and drainer unit with mixer tap, inset four ring gas hob with stainless steel splashback and extractor fan over, a range of matching wall and base cupboards with drawers and wine rack, cupboard housing boiler, built-in washing machine, electric oven and fridge/freezer, spotlights

Bedroom One

12' 3" x 10' 7" (3.73m x 3.23m) Double glazed window to the rear, radiator

Bedroom Two

12' 3" x 9' 1" (3.73m x 2.77m) Double glazed window to the rear, radiator.

Bathroom

Fitted three piece white suite comprising; panelled bath with screen, mixer tap and shower over, pedestal wash hand basin, low level WC, heated towel rail, shaver point.

Outside

Allocated parking space

NB

We have been advised of the following by the vendor:

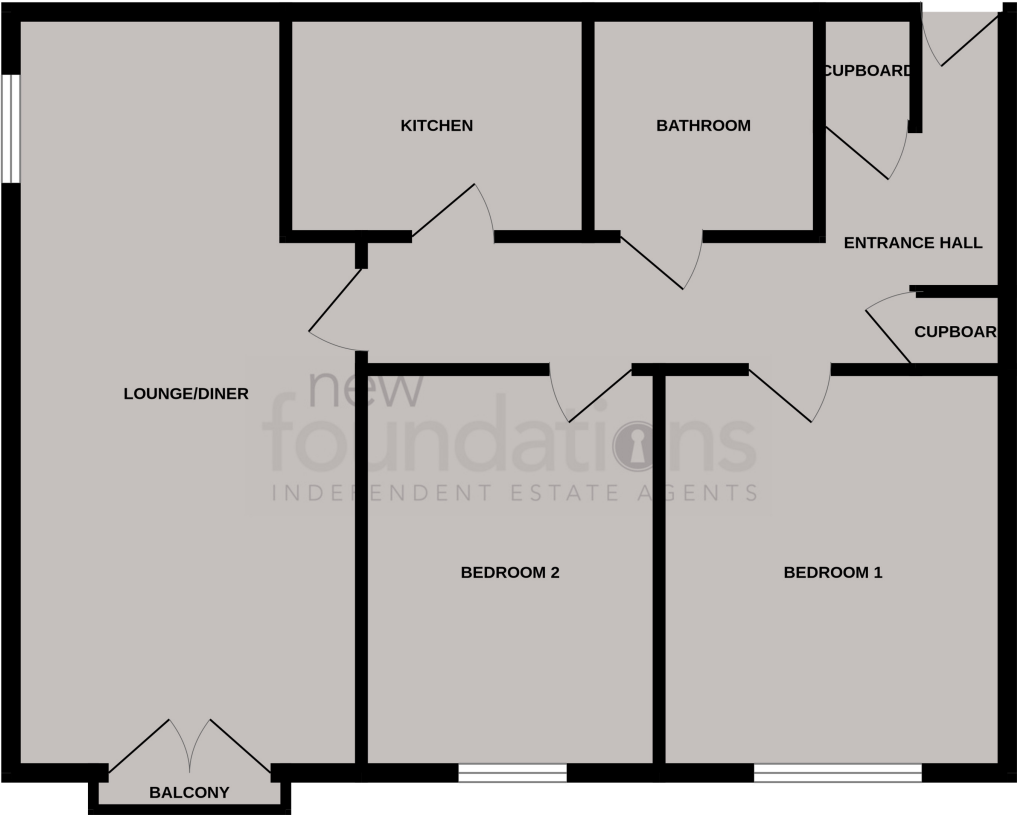
75% Shared Ownership - with no rent payable on the remaining 25%.

Lease: Approximately 107 years.

Service Charge: Approximately £1680 per annum.

Ground Rent: £200 per annum

FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

