



Flat 2, 67 Sedlescombe Road North, St Leonards-on-Sea. TN37 7DS. **£125,000 leasehold**

A one bedroom first floor conversion flat that is presented in good decorative order with a fitted kitchen, white bathroom suite, electric heating and double glazing.

Description

This first floor one bedroom conversion flat has a private entrance to the rear via its own staircase with a private entrance door. The flat is presented in good decorative order with the benefits of double glazing and electric heating throughout, it has recently been re-painted and includes a white bathroom suite and a fitted kitchen with oven and dishwasher. Viewing is highly recommended.

Directions

From the A21 proceed in a southerly direction towards Hastings and continue under the bridge and into Sedlescombe Road North. Continue along bearing right towards Silverhill turning left into Alma Terrace and the property is approached via a pedestrian access to the rear. What3Words:///taps.pump.slime

THE ACCOMMODATION

with approximate room dimensions is approached via a metal staircase at the rear to

PRIVATE ENTRANCE HALL

L shaped, housing the fuse board.

KITCHEN

9' 0" x 8' 2" (2.74m x 2.49m) with window to rear, fitted with a basic range of kitchen units providing cupboards and drawers with integrated dishwasher, built in low level oven and a large area of working surface incorporating a stainless steel sink, 4 ring electric hob with extractor fan above.

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BEDROOM

9' 9" x 9' 1" (2.97m x 2.77m) with window to rear; storage heater.



LIVING ROOM

15' 7" x 10' 0" (4.75m x 3.05m) with two windows to front, airing cupboard with slatted shelves and water tank above. Storage heater.

BATHROOM

5' 6" x 5' 5" (1.68m x 1.65m) plus recess with white panelled bath with tiled enclosure and shower over; close coupled wc, pedestal wash hand basin.

NOTE

The property fronts Sedlescombe Road North but the entrance is located to the rear of the building off Alma Terrace. Proceed up the metal staircase.

LEASE DETAILS

Lease Details - 99 years from 2008
Ground Rent - £50 per annum
Insurance £113.34 in 2024

COUNCIL TAX

Hastings Borough Council
Band A £1,702.76

Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

