



Flat 2a Old Church Road, St Leonards-on-Sea, East Sussex, TN38 9HA
One Bedroom Apartment With Scope & Potential Sold With No Chain! £96,950 - Freehold

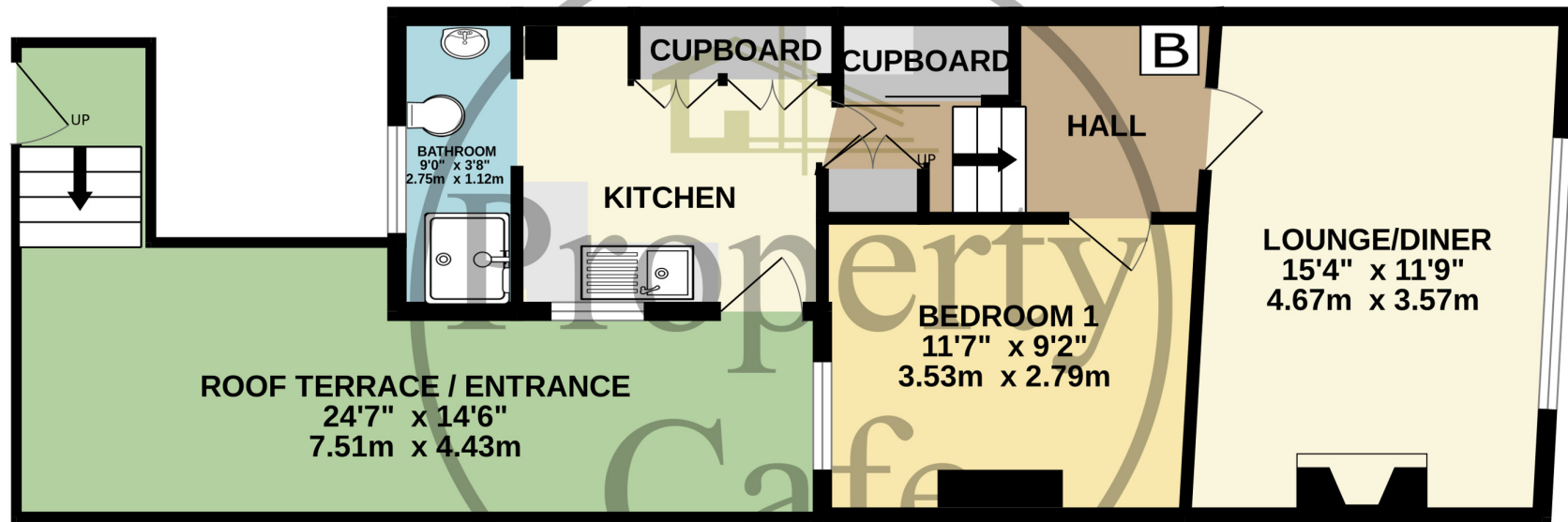




The Property Cafe Is Delighted To Offer For Sale This Good Size One Bedroom First Floor Apartment Offering Scope & Potential To Improve * Accommodation & Benefits Include: A Spacious Lounge-Diner * Kitchen & Bathroom Both With Scope & Potential * A Good Size Double Bedroom * A Split Level Inner Hall * Gas Central Heating & D.Glazed * A Private Entrance (Access At The Rear) * A Large Storage Loft With Potential * A Private Rear Terrace * The Apartment Requires Some Refurbishment * Offering Excellent Scope To Improve * An Ideal First Time Buy / Buy To Let * New 125 Year Lease To Be Granted & Low Outgoings * Freehold Available Via Separate Negotiation * A Realistically Priced Apartment * Offered For Sale With No Chain: For Any Additional Details Or To Arrange To View Please Call Our Sales Team On 01424 224488



FIRST FLOOR APARTMENT
449 sq.ft. (41.7 sq.m.) approx.



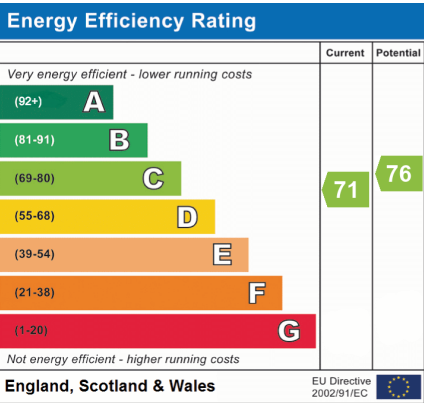
TOTAL FLOOR AREA : 449 sq.ft. (41.7 sq.m.) approx.

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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Bedrooms: 1
Receptions: 1
Parking Types: None.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: C (71)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: None.
Accessibility Types: Not suitable for wheelchair users.



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Tenure: 125 Lease (New Lease Being Granted) Service Charge: Calculated As & When Required (Ground Rent: N/A) : Please Note The Freehold Is Available Subject To Separate Negotiation. At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.

- One Bed First Floor Apartment
 - Spacious Lounge-Diner
- Kitchen & Bathroom With Scope & Potential
 - Good Size Double Bedroom
 - Gas Central Heating & D.Glazed
- Private Entrance (Access At The Rear)
 - Private Rear Roof Terrace
- Large Storage Loft With Potential

- Apartment Requires Some Refurbishment
 - Offering Excellent Scope To Improve
 - An Ideal First Time Buy / Buy To Let
 - New 125 Year Lease & Low Outgoings
- Freehold Available Via Separate Negotiation
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