



**Woodland Vale Road
St Leonards-on-Sea
East Sussex
TN37**

Offers in Excess of £160,000

bettermove

Woodland Vale Road

St Leonards-on-Sea

Bettermove are proud to present this 1 bedroom flat in St Leonards-on-Sea, available with no forward chain.

This is a tenanted property, and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and gas central heating throughout, with one allocated parking space available.

The council tax band is A.

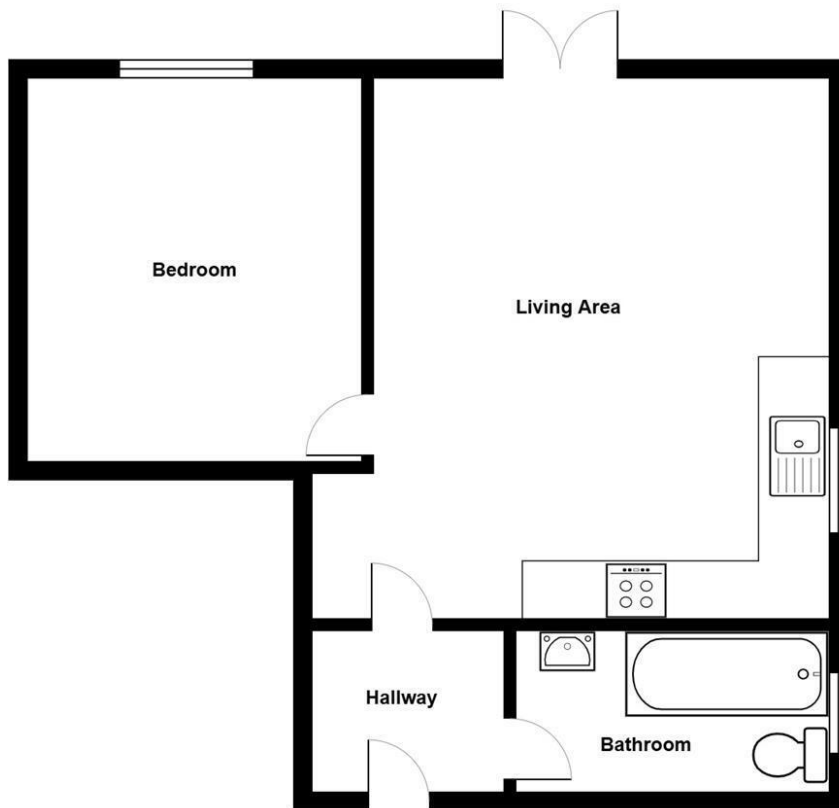
This is a Share of Freehold property with 980 years remaining on the lease; the service charge is £700.00 per annum.

The interior of this beautifully presented, ground floor property comprises a spacious, open-plan living/kitchen area, one double bedroom, and a family bathroom. Outside, the property boasts a private garden, perfect for enjoying the summer months.

Located in the popular coastal town of St Leonards-on-Sea, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and a short distance to the seafront. Excellent transport links can be found from St Leonards Warrior Square Train Station, a variety of local bus routes, and quick access to the A21.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	73	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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