



**The Green  
St Leonards-on-Sea  
East Sussex  
TN38**

**Offers In Excess Of £150,000**

**bettermove**

# The Green

## St Leonards-on-Sea

Bettermove are proud to present this 1 bedroom flat in St Leonards- on- Sea.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via allocated parking.

The council tax band is A.

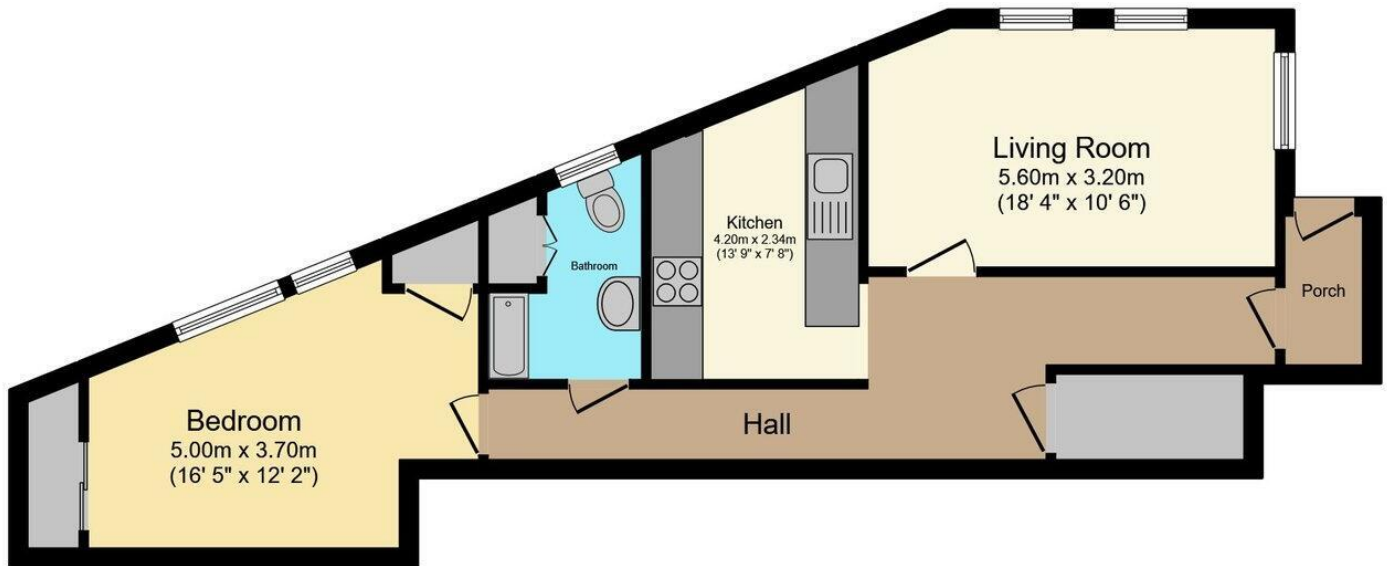
This is a leasehold property with 940 years remaining on the lease.

The interior of this beautifully presented property comprises a spacious living and dining area and fitted kitchen, as well as the 1 bedroom and the family bathroom.

Located in the popular town of St Leonards- on- Sea, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from West St Leonards train station (0.9 miles), variety of bus routes and the A21.

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





**Floor Plan**

Total floor area 51.8 sq.m. (557 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92+) <b>A</b>                                     |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   | 65                      | 75        |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |                         |           |
| (92+) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         | 76        |
| (55-68) <b>D</b>  | 62                      |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                         |           |
| <b>England, Scotland &amp; Wales</b>                                  | EU Directive 2002/91/EC |           |



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