



6 Silchester Mews 15a Silchester Road, St. Leonards-On-Sea, TN38 0JB

A WELL PRESENTED ONE DOUBLE BEDROOM GROUND & LOWER GROUND FLOOR MAISONETTE FORMING PART OF THIS GATED MEWS DEVELOPMENT IN ST LEONARDS BEING WITHIN 3-5 MINUTES WALKING DISTANCE OF WARRIOR SQUARE MAINLINE TRAIN STATION CONNECTING TO LONDON AS WELL AS SHOPS & RESTAURANTS IN KINGS ROAD & NORMAN ROAD, THE PROMENADE AND ST LEONARDS BEACH.

The property provides accommodation arranged over two floors to include an 21'0 x 11'9 open plan kitchen/living room with integrated appliances to the kitchen and there is also oak flooring and a living area with a large picture window to the south side of the building. From the hallway there is a returning staircase which leads down to the 13'9 x 10'9 double bedroom and across the hall is a contemporary bathroom with over bath shower and vanity unit.

Further benefits include gas fired central heating with radiators, integrated gas hob, electric oven, fridge, freezer and washing machine and the property is to be sold CHAIN FREE.

We are advised that the service charge is approximately £567.69 p.a, the ground rent is approximately £145.00 p.a and that there is a 125 year Lease from September 2018 (approx. 117 years remaining). This is a lovely flat and is considered an ideal first time buy, a buy to let opportunity or as a lock up go weekend home. Viewing is strictly by appointment with Sole agents Charles & Co.

Price £175,000

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- Attractive One Bedroom Maisonette
- Popular St Leonards Area
- Close to Local Amenities
- Tucked Away in Gated Mews
- 13'9 x 10'9 Bedroom
- Contemporary Bathroom/W.C.
- TO BE SOLD CHAIN FREE
- Walking Distance to Trains & Beach
- 21'0 x 11'9 Kitchen/Living Room
- Double Glazing & G.C.H

Communal Entrance Hall

Entrance Hall

Kitchen/Living Room

21'0 x 11'9 (6.40m x 3.58m)

Lower Ground Floor

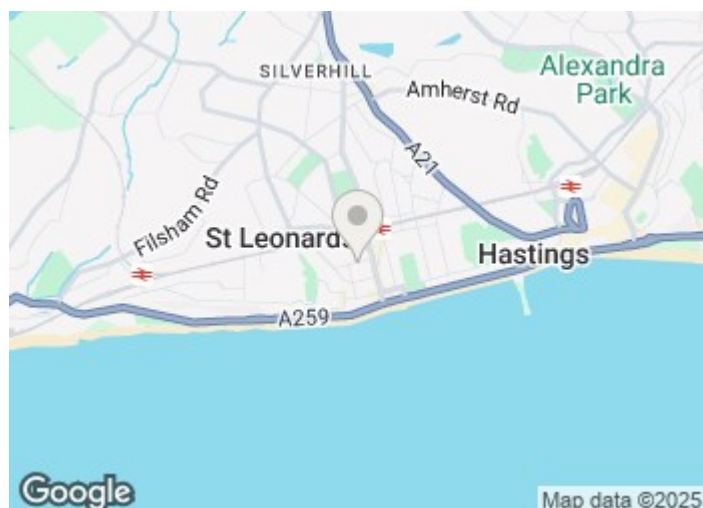
Hallway

Bedroom

13'9 x 10'9 (4.19m x 3.28m)

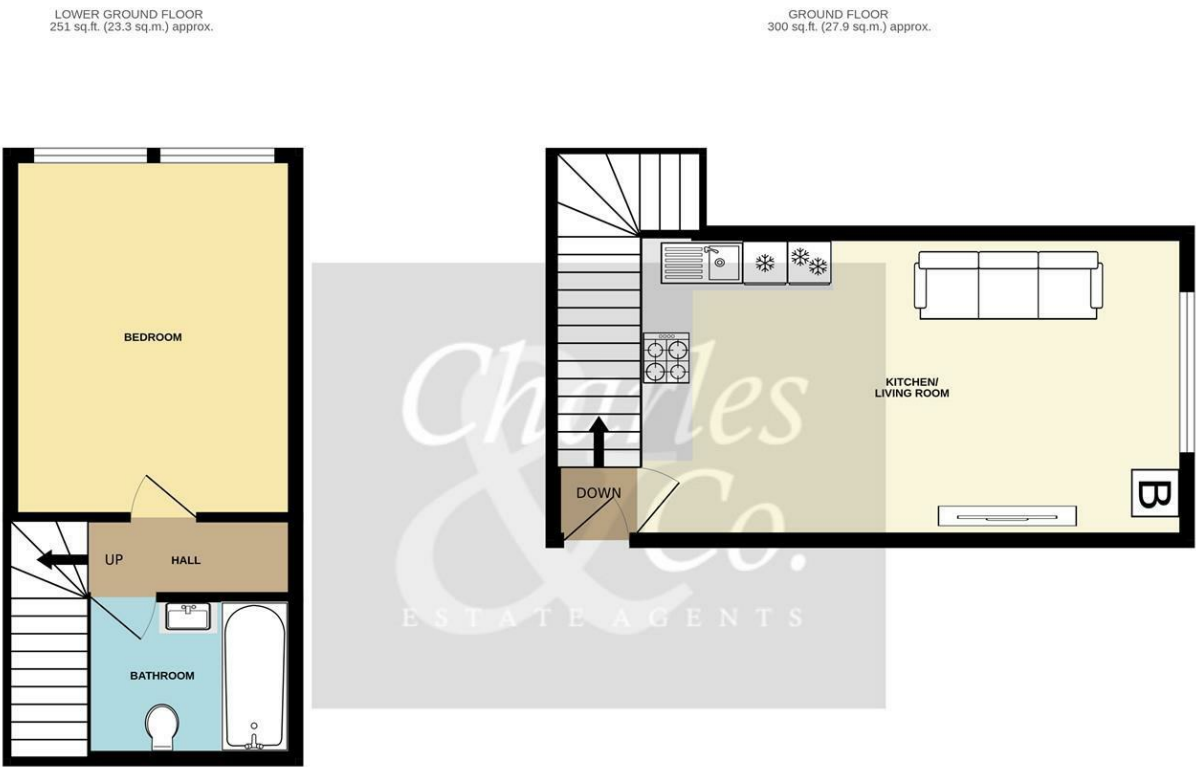
Bathroom/W.C.

8'0 x 6'2 (2.44m x 1.88m)





Floor Plan



TOTAL FLOOR AREA : 551 sq.ft. (51.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	