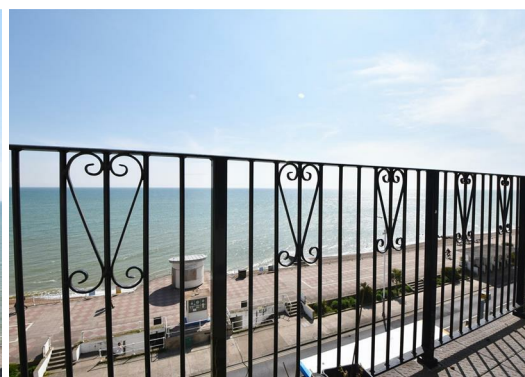




**Flat 17, The Alexandra Eversfield Place,  
St. Leonards-On-Sea, East Sussex TN37 6QP  
£235,000**

This third floor apartment enjoys direct sea views from its promenade location. These amazing views can be enjoyed from the main reception room with its large bay window and door leading out to an external balcony and also from the kitchen. The sea views are panoramic, taking in Beachy Head all the way over the pier towards Hastings Old Town. Naturally the views are one of the main features of this apartment, but it is also extremely spacious with well-appointed rooms and high ceilings. In principal the property does require updating and redecoration with accommodation boasting via the communal entrance (stairs & lift) a third floor entrance into a long hallway with doors leading off to a bay fronted main reception room, a kitchen, two double bedrooms the larger offering an en-suite as well as a family bathroom/wc. The property is offered for sale chain free with vacant possession and does have a 125 Years from 25 March 2010. The location offers immediate access to the seafront, local shops, Hastings pier and a choice of train stations at Hastings & St Leonards Warrior Square. Early viewings are strongly encouraged!



### Communal Entrance Hall

Stairs or lift to the third floor private entrance door leading through to:

### Private Entrance Hall

Storage cupboard housing the boiler with slatted shelves above, wall mounted thermostat, entry-phone, radiator, doors off to the following:

### Lounge

20'8 max into bay x 13'2 (6.30m max into bay x 4.01m ) Bay window to front allowing access to a PRIVATE EXTERNAL BALCONY enjoying panoramic sea views. Radiator, carpet as laid.

### Kitchen

15'5 x 6'8 (4.70m x 2.03m) Window to front enjoying sea views, range of matching wall and base units with wooden effect work surfaces, space and point for oven, space and plumbing for washing machine, space and plumbing for dishwasher, part tiled walls, radiator, wall mounted boiler.

### Bedroom One

16'6 x 10'6 max (5.03m x 3.20m max) Window to rear, built in wardrobes and cupboards, radiator, steps lead down to:

### Walk-In Dressing/Study Area

9'8 x 7'9 (2.95m x 2.36m) Window to rear, radiator, door leading through to:

### En-Suite Bathroom/WC

Double glazed opaque window to rear, coloured suite comprising panel enclosed bath with electric shower over, pedestal wash hand basin with tiled splashback, low level wc, radiator, part tiled walls.

### Bedroom Two

14'10 x 12'2 (4.52m x 3.71m) Window to rear, built in wardrobes and cupboards, radiator.

### Bathroom/WC

Opaque glazed window to rear, suite comprising panel enclosed bath with electric shower over, pedestal wash hand basin, low level wc, radiator, decorative tiling to the walls.

### Tenure

### Lease

125 years from March 2010.

### Ground Rent

TBA

### Maintenance

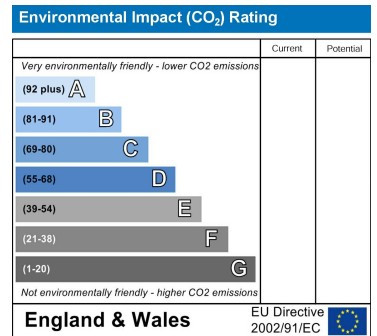
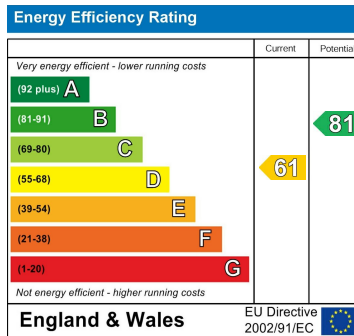
Currently £1,091.22 six monthly.

### Agents Note

Council Tax Band - C

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.



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