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**Flat 5, Manor House Stone Court, St. Leonards-On-Sea, East Sussex TN38 0SP  
Offers In Excess Of £299,950 Leasehold**

Nestled in the charming area of St. Leonards-On-Sea, this exquisite first-floor flat conversion at Stone Court offers a delightful blend of period elegance and contemporary comfort. With three well-proportioned bedrooms and two bathrooms, this property is perfect for families or those seeking a spacious retreat. As you enter the flat, you are greeted by a bright and airy hallway that leads to a welcoming reception room. This inviting space boasts unobstructed views of the surrounding natural woodland, allowing for an abundance of natural light to fill the room throughout the day. The superbly refurbished kitchen, located at the front of the property, features a modern design that is both stylish and functional, making it a joy for any home cook. The accommodation includes a large dual-aspect double bedroom on the upper floor, which is complemented by a stunning bathroom suite. This bathroom features a luxurious roll-top bath, a feature wash hand basin, and a bespoke vanity unit that harmoniously combines modern and classic styles. The master bedroom benefits from an en suite shower room, providing added convenience and privacy. Additionally, a guest bedroom on the top floor is a light-filled quadruple aspect room, perfect for visitors or family members. Further highlights of this remarkable apartment include double glazing, bespoke fittings, allocated parking for one vehicle, and a long lease, ensuring peace of mind for future owners. The entire flat exudes a light and airy feel, making it a welcoming sanctuary. Situated in one of St. Leonards-On-Sea's most desirable residential enclaves, this property is just minutes away from local amenities, with the beach and promenade only a short stroll away. Hastings town centre is also within easy reach, offering a variety of shops, restaurants, and cultural attractions. This stunning apartment truly represents a unique opportunity to enjoy coastal living in a beautifully presented home.







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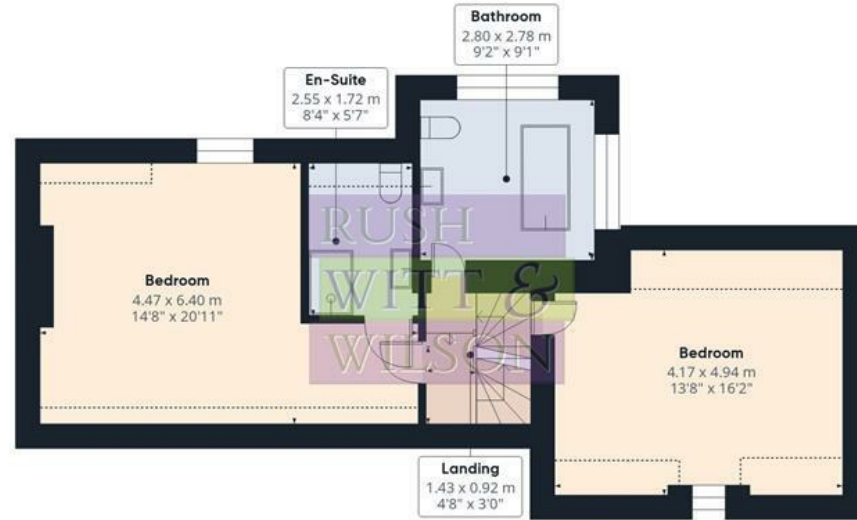
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**Floor 0**



**Floor 1**



**Floor 2**

**Approximate total area<sup>(1)</sup>**

125.5 m<sup>2</sup>  
1350 ft<sup>2</sup>

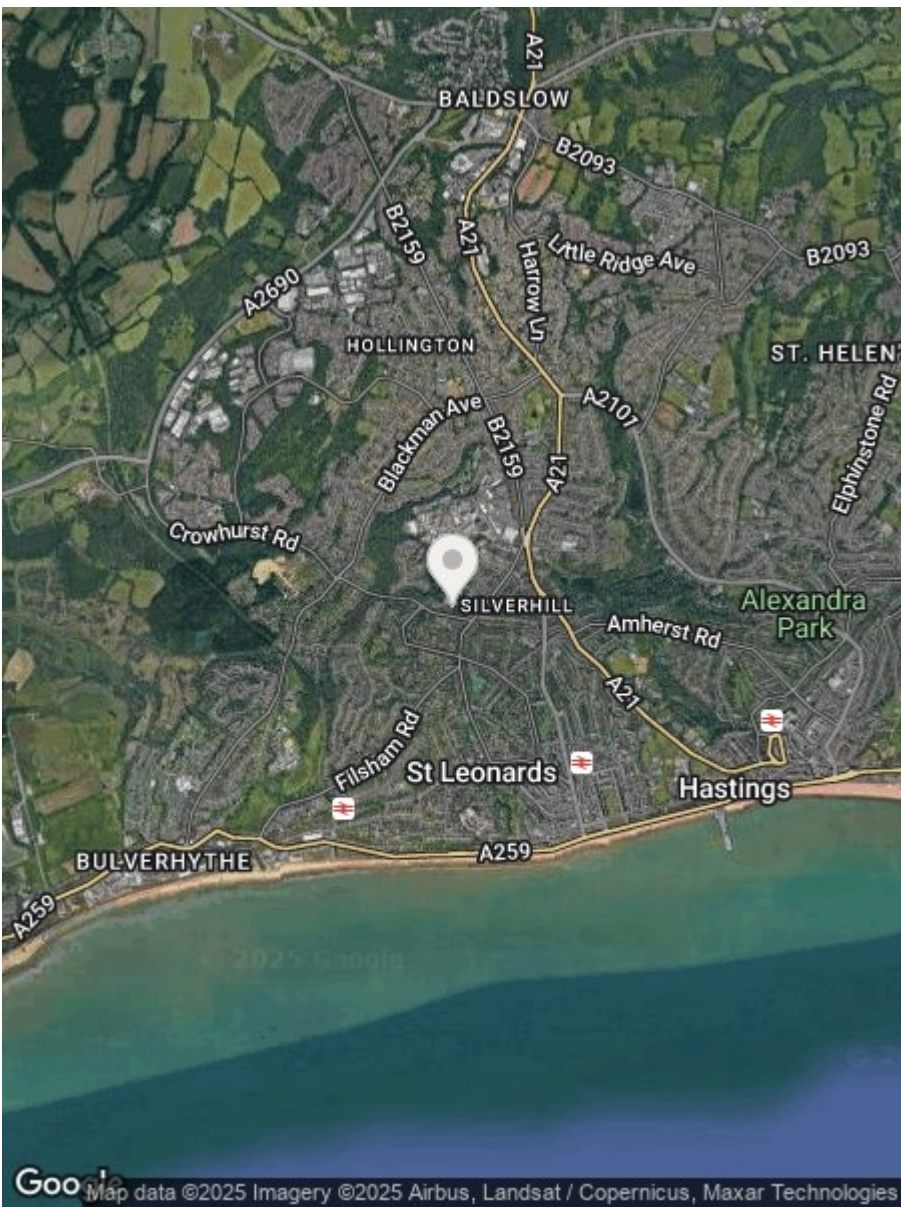
**Reduced headroom**

8 m<sup>2</sup>  
86 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

Council Tax Band – D

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

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