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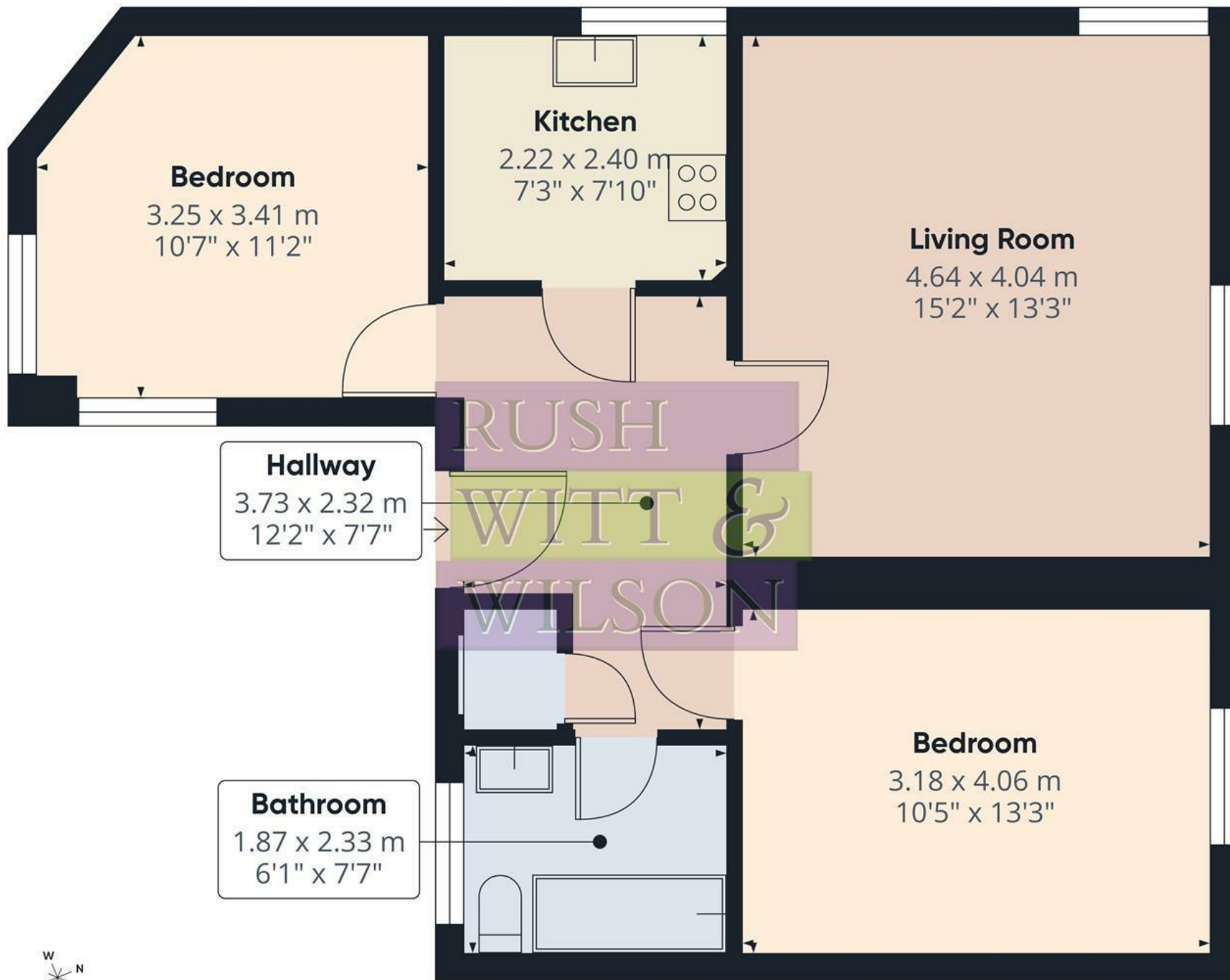
Flat 3 Allegria Court Quarry Hill, St. Leonards-On-Sea, TN38 0HQ
Guide Price £275,000 Share of Freehold

*****Guide Price £275,000 - £300,000***** Rush Witt & Wilson are delighted to offer this elegant Grade II listed ground floor apartment, forming part of an impressive period residence in the highly sought-after Burton St Leonards area, tucked just behind the beautiful St Leonards Gardens and just a stone's throw from St Leonards seafront and the sea. This property provides well-proportioned accommodation brimming with character. It features a spacious reception hallway, a generous living room, a stylish, well-appointed kitchen, two double bedrooms, and a bathroom/wc. This charming home effortlessly combines contemporary finishes with original period features, creating a warm and inviting living space. Ideally positioned close to the coast, early internal viewing is highly recommended to fully appreciate all that this exceptional property has to offer. Offered chain free.









Approximate total area⁽¹⁾

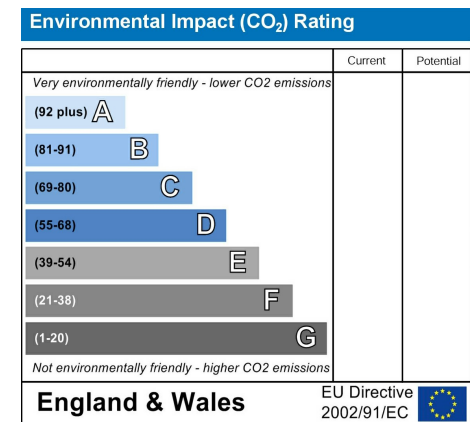
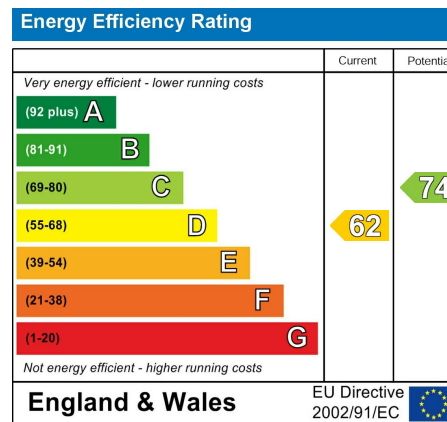
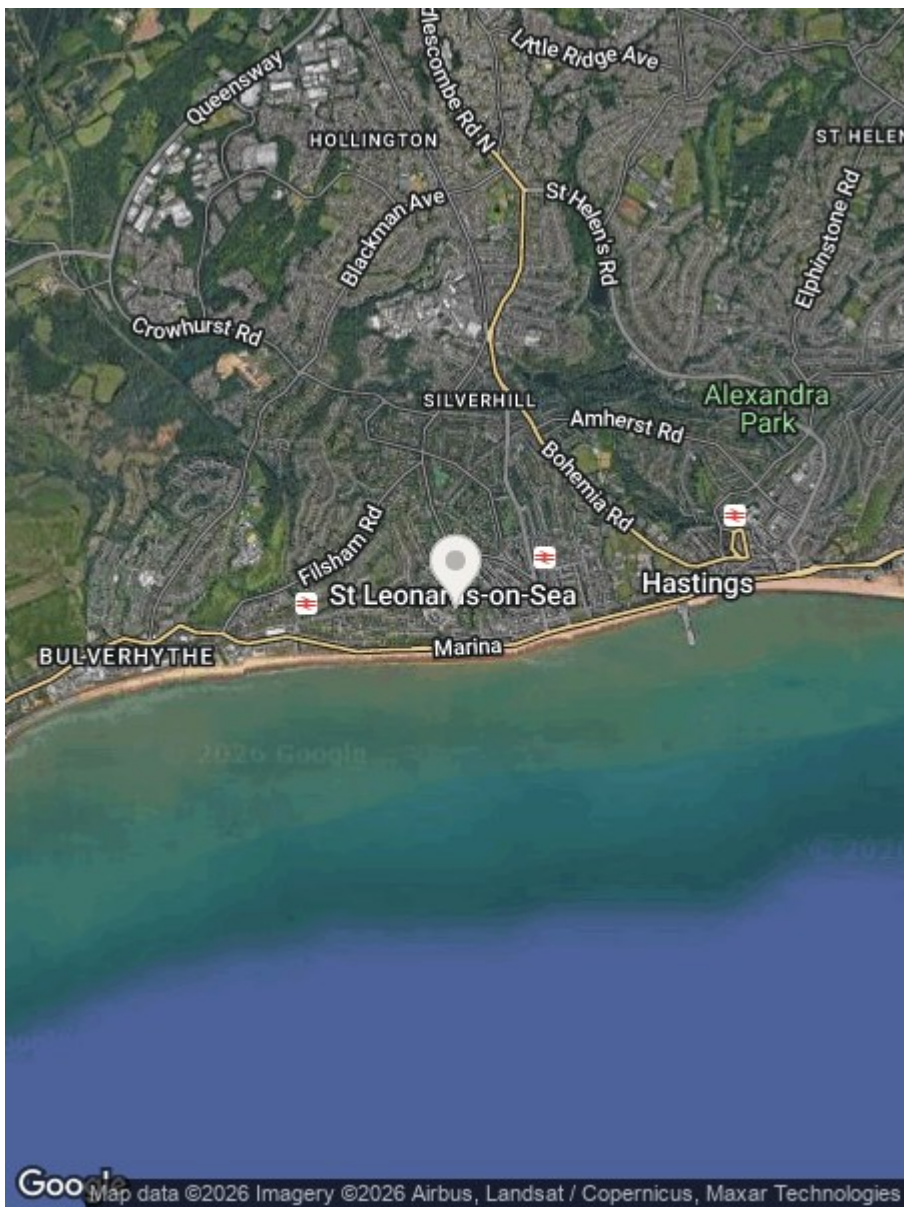
61.1 m²

658 ft²

(1) Excluding balconies and terraces

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

GIRAFFE 360



Council Tax Band - B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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4. VAT: The VAT position relating to the property may change without notice.
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