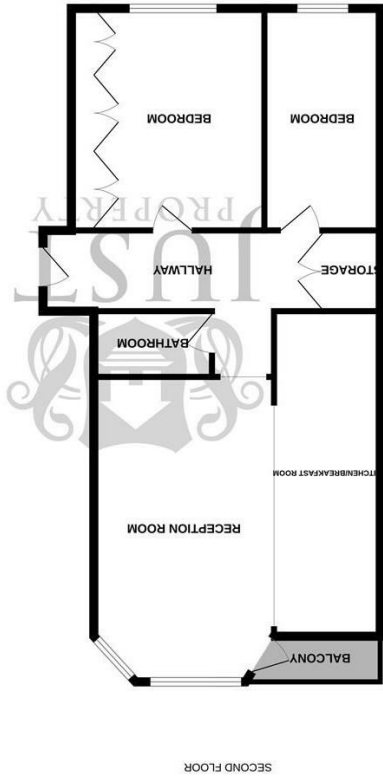




England & Wales			
EU Directive 2002/91/EC			
Potential	Current	Very energy efficient - lower running costs	
		A (92 plus)	
		B (81-91)	
		C (69-80)	
		D (55-68)	
		E (39-54)	
		F (21-38)	
		G (1-20)	
		Not energy efficient - higher running costs	
		77	
		80	
Energy Efficiency Rating			

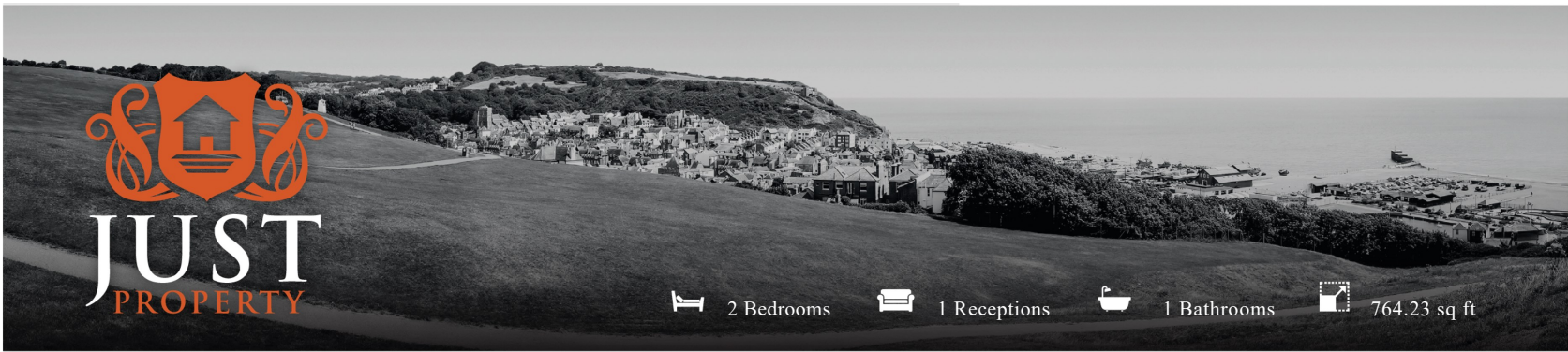
Measurements have been made to ensure the accuracy of the floorplan and room measurements. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters or information that are important to you.



FLOORPLANS

Flat 14 The Alexandra 32 - 35 Eversfield Place, St. Leonards-On-Sea, TN37 6QP

www.justproperty.net



2 Bedrooms 1 Receptions 1 Bathrooms 764.23 sq ft

Flat 14 The Alexandra 32 - 35 Eversfield Place, St. Leonards-On-Sea, TN37 6QP

Leasehold

£275,000





Leasehold

£275,000



2 Bedrooms



1 Receptions



1 Bathrooms



764.23 sq ft

PROPERTY DETAILS

This gorgeous and exceptionally light and spacious two double bedroom second-floor apartment enjoys unrivalled sea views from both the balcony and the beautifully presented interior.

The Alexandra Hotel dates back to 1876 and was converted into modern apartments in 1984, complete with a residents' lift for comfort and convenience. The location is superb, with easy access to local railway stations and a fantastic selection of cafés, restaurants and independent shops found in both St Leonards and Hastings Old Town.

The property is a credit to the current owners and offers a generous entrance hallway with seating space and a large storage cupboard. The principal bedroom is well proportioned and has recently been fitted with floor-to-ceiling wardrobes along one wall, while the second bedroom is also a good size. The family bathroom has been newly updated, providing a stylish and relaxing space.

The open-plan living area is a standout feature, boasting a newly fitted kitchen with integral appliances and a breakfast bar, together with a superb sitting and dining area set within the bay window. High ceilings and a wonderful south-facing balcony make this a fantastic space to enjoy the sea views and sunshine.

Further benefits include a long lease of over 160 years and maintenance charges in the region of £3,000 per annum. The property is available through the vendors' chosen sole agents, Just Property.

Please call 01424 444100 for more details or to arrange a viewing of this stunning apartment.



ROOM DIMENSIONS

Communal Entrance

Residents Lift

Front Door

Entrance Hallway

Storage Cupboard

Bedroom

14'1" x 12'1" (4.3 x 3.7)

Bedroom

14'1" x 6'10" (4.31 x 2.10)

Family Bathroom

8'3" x 4'6" (2.54 x 1.39)

Lounge Area

15'3" x 12'4" (4.65 x 3.78)

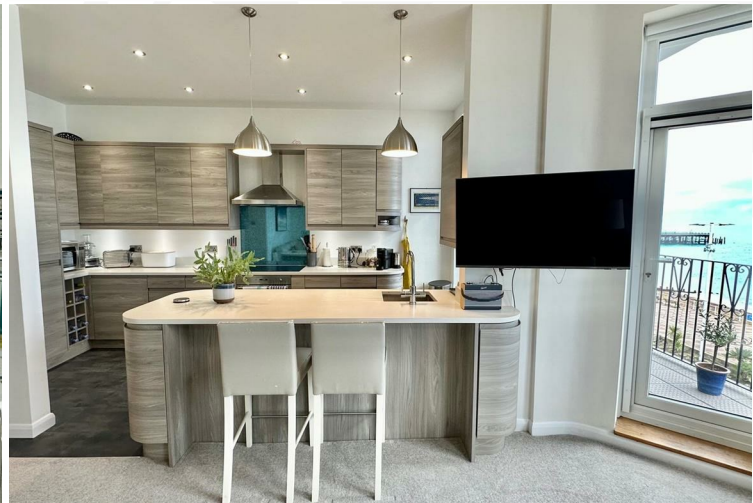
Open Plan Kitchen/Breakfast Bar

15'6" x 7'10" (4.74 x 2.40)

Balcony

FEATURES

- CHAIN FREE
- Long Lease of 160 Years Remaining
- Two Bedrooms
- Beautifully Presented Seafront Apartment
- New Fitted Kitchen
- Open Plan Living Areas
- South Facing Balcony
- Wonderful English Channe; Views
- Residents Lift
- Near To St Leonards Station and Centre



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.