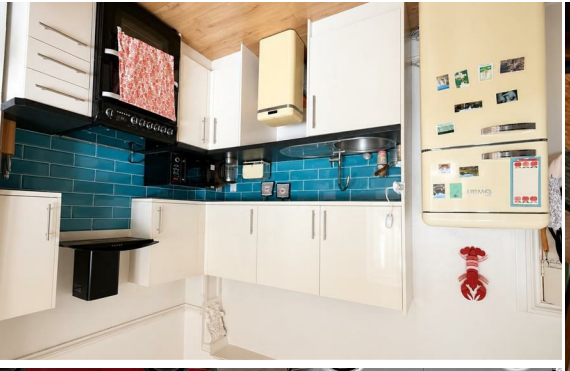
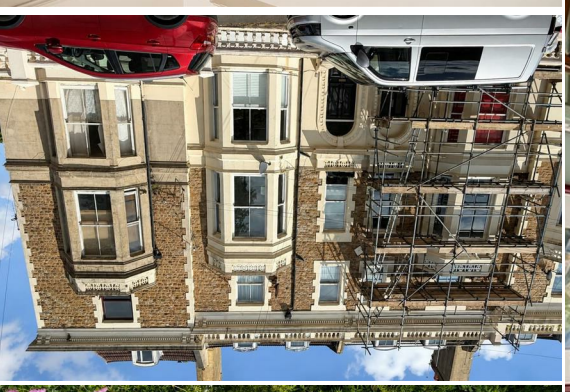
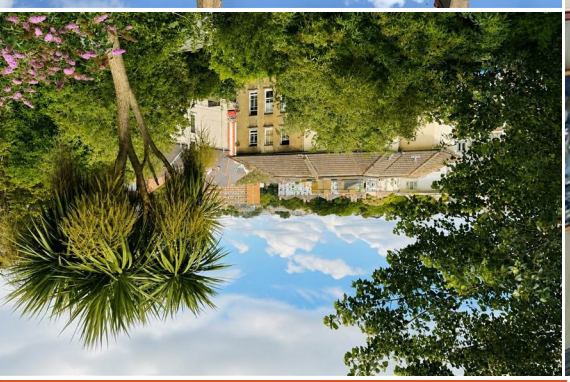








Flat 2 42 Church Road, St. Leonards-On-Sea, TN37 6HB



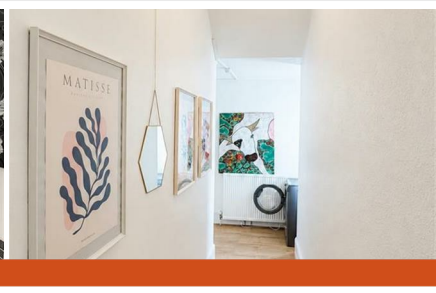
£179,995

Leasehold - Share of Freehold

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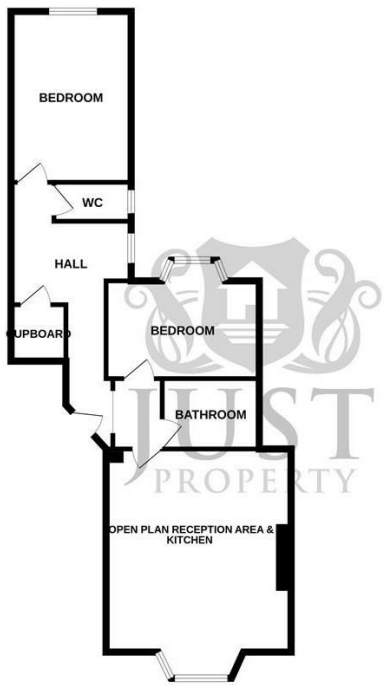


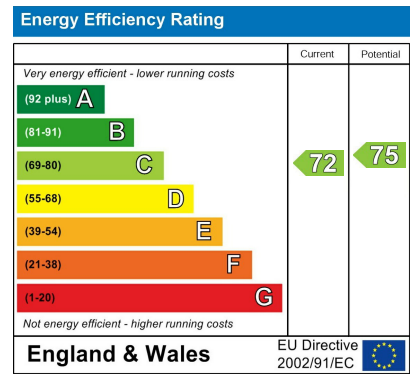


FLOORPLANS

Flat 2 42 Church Road, St. Leonards-On-Sea, TN37 6HB

GROUND FLOOR





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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Leasehold - Share of Freehold

£179,995

2 Bedrooms | 1 Receptions | 1 Bathrooms | 775.00 sq ft









PROPERTY DETAILS

CHAIN FREE

Located in the heart of St Leonards, this beautifully presented and spacious two double bedroom ground floor apartment is offered to the market chain free.

Ideally positioned within easy walking distance of St Leonards Warrior Square railway station, local supermarkets, independent shops, cafés, the seafront and promenade, the property also enjoys convenient access to Hastings town centre, the historic Old Town, art galleries and the iconic fishing huts.

The well-proportioned accommodation comprises a welcoming entrance hallway with a useful utility area providing space for a washing machine, two generous double bedrooms, one of which benefits from a fitted mezzanine sleeping area, a family bathroom and a separate WC.

The impressive open-plan living space is a particular feature of the property, offering excellent room proportions, high ceilings and a beautiful bay window to the front, creating a light and airy living environment. The apartment retains a number of attractive period features and further benefits from plantation shutters to the front, fitted blinds to the rear and gas central heating.

The property is being sold with a share of the freehold, with the lease currently in the process of being extended, providing additional peace of mind for the new owner.

Viewing is highly recommended to fully appreciate the size, character and superb central location of this wonderful apartment. To arrange your viewing, please contact the vendor's sole agents, Just Property, on 01424 444100.

ROOM DIMENSIONS

Ground Floor Apartment

Communal Entrance

Front Door

Hallway

Open Plan Kitchen and Living Area
21'1" x 15'1" max (6.43 x 4.62 max)

Bedroom
13'8" x 12'2" (4.17 x 3.71)

Bedroom
14'0" x 8'7" (4.27 x 2.64)

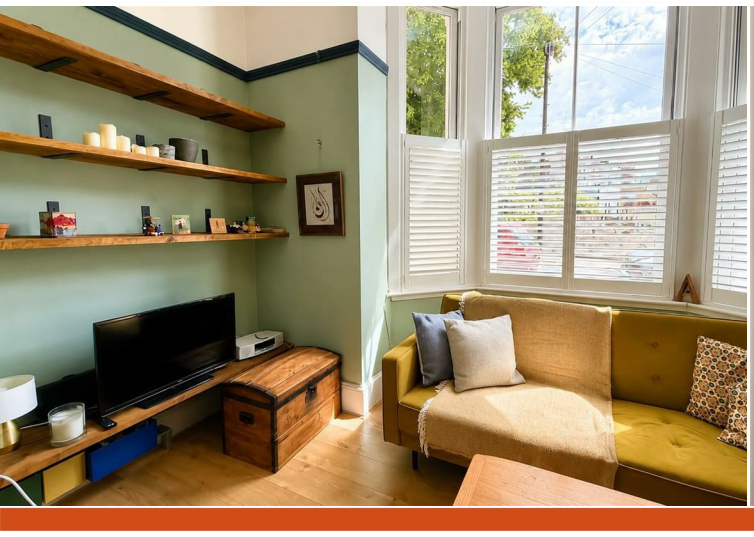
Bathroom

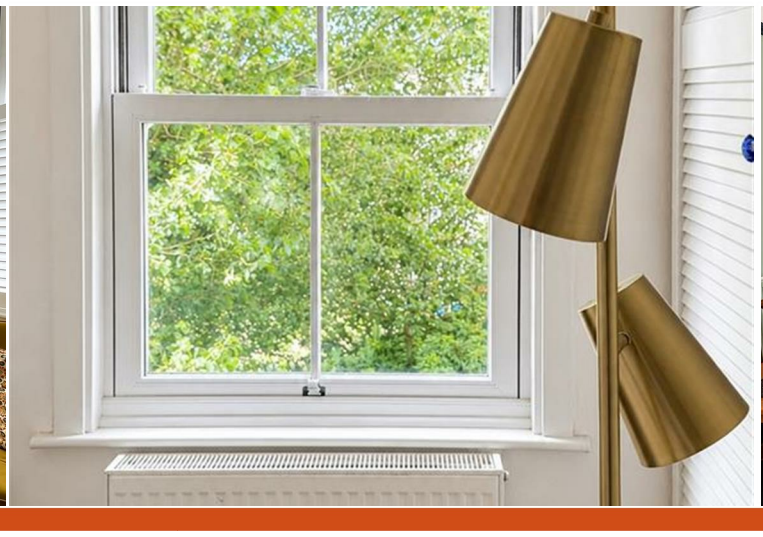
Separate WC

Under Stairs Storage

FEATURES

- CHAIN FREE
- Ground Floor Apartment
- Share Of Freehold - Lease being extended
- Walking Distance To St Leonards Station and Seafront
- Fitted Kitchen
- Bathroom and Separate WC
- Gas Central Heating
- Two Double Bedrooms
- Open Plan Living Areas







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.