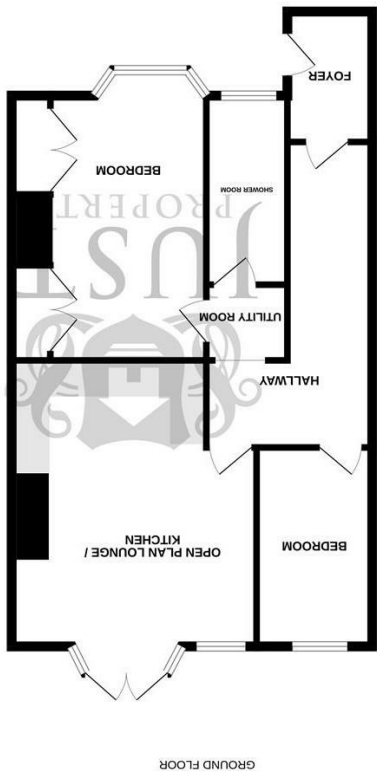




Energy Efficiency Rating	
EU Directive 2002/91/EC	
Potential	Current
81	75
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
C (69-80)	
	D (55-68)
E (39-54)	
	F (21-38)
G (1-20)	
	Not energy efficient - higher running costs

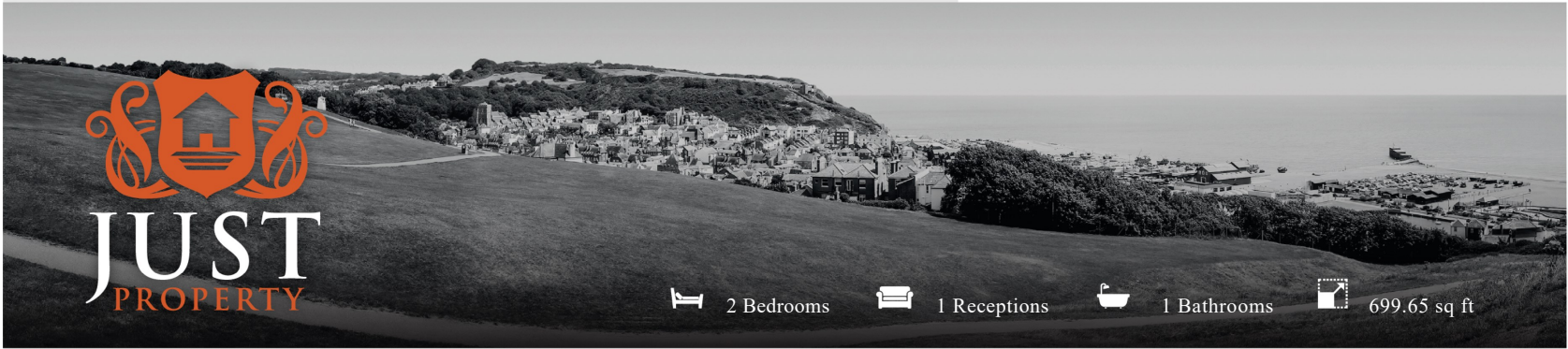
Measurements have been made to ensure the accuracy of the floorplan and room measurements. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed 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.



Basement Flat 121 London Road, St. Leonards-On-Sea, TN37 6AU

FLOORPLANS

www.justproperty.net



2 Bedrooms 1 Receptions 1 Bathrooms 699.65 sq ft

Leasehold

£325,000

Basement Flat 121 London Road, St. Leonards-On-Sea, TN37 6AU





Leasehold

£325,000



2 Bedrooms



1 Receptions



1 Bathrooms



699.65 sq ft

PROPERTY DETAILS

An exciting opportunity to acquire this beautifully renovated two bedroom ground floor/basement flat, ideally positioned on the ever-popular London Road in the heart of highly sought-after St Leonards. Presented in immaculate condition throughout, this exceptional home has been thoughtfully modernised to a high standard, offering spacious and versatile accommodation ready to move straight into.

The property comprises a bright and spacious open plan lounge/kitchen, creating a stylish contemporary living space ideal for both relaxing and entertaining. There are two well-proportioned bedrooms, a modern shower room, separate utility room, welcoming hallway and private foyer entrance, all arranged to provide practical and comfortable living.

A particular feature of this wonderful home is the stunning level rear garden, beautifully designed and lovingly maintained with an array of mature shrubs, plants and colorful flowers, alongside a productive vegetable patch. To the rear, a charming pergola provides the perfect spot to unwind or entertain while enjoying far-reaching views down towards the sea.

Finished to an exceptional standard throughout, this superb property combines tasteful modern updates with generous proportions, making it an ideal first-time purchase, investment opportunity or downsizing option. Further benefits include the remainder of a 999-year lease, with 996 years remaining, offering long-term peace of mind.

Located within walking distance of St Leonards' vibrant range of independent shops, cafes, bars and restaurants, the property is also conveniently close to the seafront and promenade. Hastings mainline railway station, with direct links to London and Brighton, is easily accessible, making this an excellent choice for commuters and those seeking an enviable coastal lifestyle.

Early viewing is highly recommended to fully appreciate the quality, charm, garden and superb location this outstanding property has to offer.



ROOM DIMENSIONS

Front Door

Foyer
6'6" x 4'7" (2.0m x 1.4m)

Entrance Hall
13'9" x 4'11" & 10'9" x 4'7" (4.2m x 1.5m & 3.3m x 1.4m)

Open Plan Lounge
14'9" x 14'5" (4.5m x 4.4m)

Kitchen Area
12'5" x 7'0" (3.81m x 2.15m)

Bedroom
18'0" x 12'7" (5.5m x 3.85m)

Bedroom
12'0" x 6'10" (3.66m x 2.1m)

Inner Hall/Utility Area
4'11" x 3'11" (1.5m x 1.2m)

Shower Room

10'9" x 4'11" (3.3m x 1.5m)

Rear Gardens

FEATURES

- Lower Ground Garden Flat
- Two Double Bedrooms
- Open Plan Lounge/Kitchen
- Stunning Rear Garden
- Immaculately Presented Throughout
- Shower Room with His and Hers Sinks
- Remainder of 999 Year Lease
- Utility Area
- Distant Sea Views
- Viewing Considered Essential

