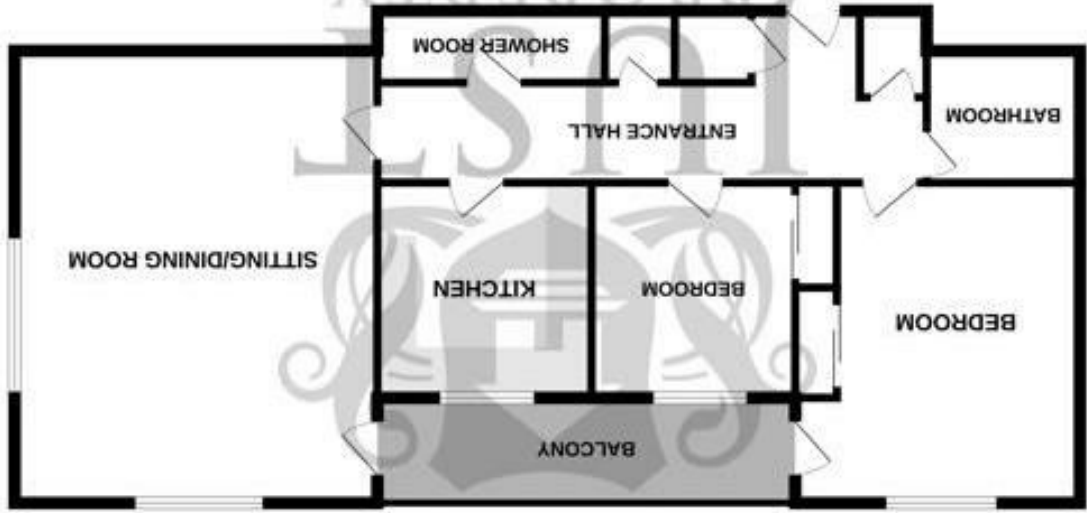




Energy Efficiency Rating		
	England & Wales	
	EU Directive 2002/91/EC	
	Potential	Current



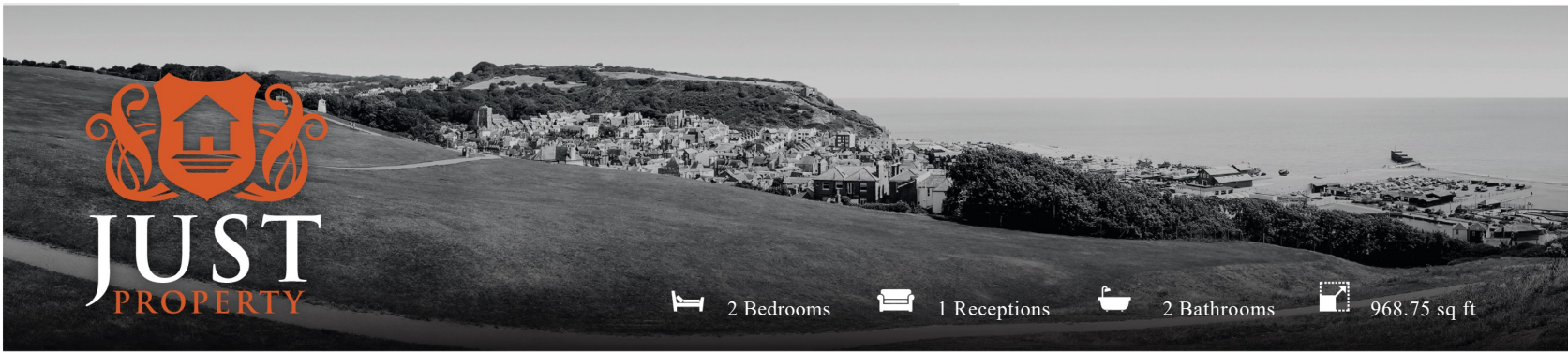
FIRST FLOOR
1000 sq.ft. (92.9 sq.m.) approx.



Flat 9 The Briers Old Roar Road, St Leonards-On-Sea,
TN37 7HX

FLOORPLANS

www.justproperty.net



2 Bedrooms 1 Receptions 2 Bathrooms 968.75 sq ft

Leasehold - Share of Freehold

£225,000

Flat 9 The Briers Old Roar Road, St Leonards-On-Sea, TN37 7HX







Leasehold - Share of Freehold

£225,000



 2 Bedrooms

 1 Receptions

 2 Bathrooms

 968.75 sq ft

PROPERTY DETAILS

CHAIN FREE SALE

Located in the charming area of St Leonards-On-Sea, this delightful first-floor purpose-built flat on Old Roar Road offers a perfect blend of comfort and convenience. Spanning an impressive 969 square feet, the property boasts a bright and airy living space that is sure to impress.

The flat features two well-proportioned bedrooms, providing ample room for relaxation and rest. With two separate bath/shower rooms, morning routines will be a breeze, ensuring that everyone has their own space. The reception room is inviting and serves as a wonderful area for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this property is the balcony, which offers far-reaching views, perfect for enjoying a morning coffee or unwinding after a long day. The flat also includes a garage, providing secure parking for one vehicle, a valuable asset in this popular location.

St Leonards-On-Sea is known for its vibrant community and proximity to local amenities, making this flat an ideal choice for those seeking a comfortable lifestyle in a sought-after area. Whether you are a first-time buyer, a small family, or looking to downsize, this property presents an excellent opportunity to own a piece of this lovely seaside town. Don't miss the chance to make this bright and welcoming flat your new home.

To arrange access for a viewing, contact the vendors choice of sole agents, Just Property to see all this property has to offer in person.

Council Tax Band - B

ROOM DIMENSIONS

- Communal Front Door
- Garage
- Stairs Up To First Floor
- Entrance Hall
- Triple Aspect Lounge-Diner
19'1" x 13'3" (5.84m x 4.04m)
- Kitchen
11'3" x 9'10" (3.43m x 3.00m)
- Bedroom
14'7" x 12'0" (4.47m x 3.66m)
- Bedroom
11'3" x 9'4" (3.43m x 2.87m)
- Bathroom
- Shower Room
- Balcony
- External Storage Unit

FEATURES

- CHAIN FREE
- Purpose Built Apartment
- SHARE OF FREEHOLD
- Triple Aspect Lounge-Diner
- Bathroom and Shower Room
- Garage and Storage Unit
- Balcony & Sea Views
- Located on the First Floor
- Two Double Bedrooms
- Popular Location



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.