



England & Wales		
EU Directive 2002/91/EC		
Potential	Current	
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	71
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	78
Not energy efficient - higher running costs		

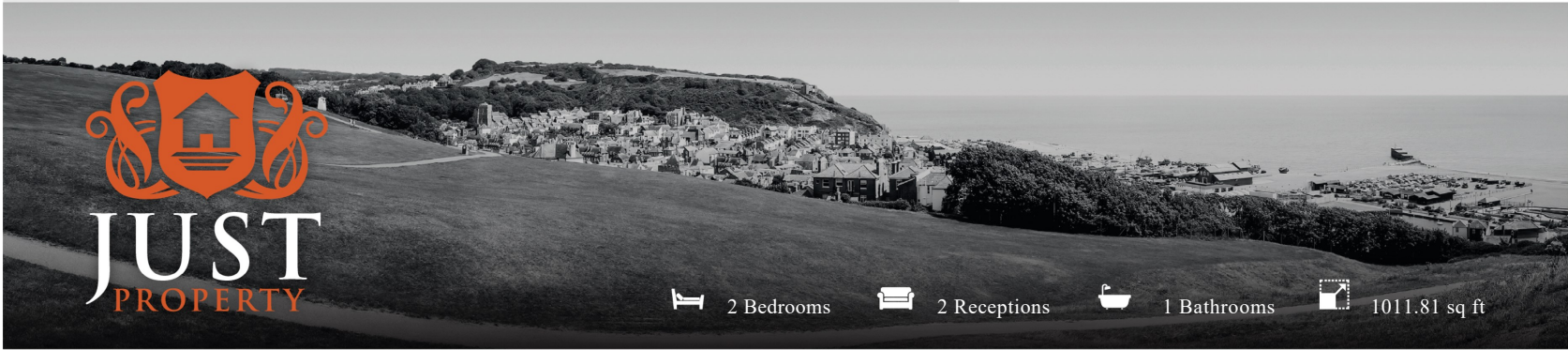
Notes: Energy ratings have been made in order to ensure the accuracy of the Energy Performance Certificate. Measurements of energy performance have been made in order to ensure the accuracy of the Energy Performance Certificate. Measurements of energy performance have been made in order to ensure the accuracy of the Energy Performance Certificate.



23A Magdalen Road, St. Leonards-On-Sea, TN37 6EP

FLOORPLANS

www.justproperty.net



2 Bedrooms 2 Receptions 1 Bathrooms 1011.81 sq ft

23A Magdalen Road, St. Leonards-On-Sea, TN37 6EP

Leasehold - Share of Freehold

£325,000



PROPERTY DETAILS

£325,000

Located on the charming Magdalen Road in St. Leonards-On-Sea, this delightful two-bedroom garden flat offers a perfect blend of comfort and convenience. Spanning an impressive 1,012 square feet, the property boasts two spacious internal reception rooms, providing ample space for relaxation and entertaining. The flat also features a private entrance, ensuring a sense of exclusivity and privacy.

One of the standout features of this home is the large rear garden, which basks in sunlight, making it an ideal spot for outdoor gatherings or simply enjoying a peaceful afternoon in the sun.

With two well-proportioned bedrooms and a well-appointed bathroom, this flat is perfect for small families, couples, or individuals seeking a tranquil retreat. The desirable location enhances its appeal, as it is conveniently situated close to the train station, offering easy access to local amenities and transport links.

This property presents a wonderful opportunity to enjoy a comfortable lifestyle in a sought-after area. Whether you are looking to make it your home or an investment, this garden flat is sure to impress.

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

Council Tax Band - A

ROOM DIMENSIONS

Stairs Down To Private Entrance

Property Front Door

Entrance Hallway

W.C / Utility Room

Bedroom With Walk In Wardrobe
17'2" x 13'6" (5.248 x 4.119)

Storage In Hallway

Shower Room / W.C

Open Plan Lounge / Kitchen
17'3" x 16'9" (5.278 x 5.130)

Bedroom
11'0" x 8'1" (3.363 x 2.476)

Conservatory
12'0" x 9'6" (3.682 x 2.904)

Large Rear Garden With Outbuilding

FEATURES

- Asking Price - £325,000
- Lower Ground Floor With Private Entrance
- Highly Desirable, Central Location
- Close To Train Links, Shops & Amenities
- Large Bedroom With Walk In Wardrobe
- Additional Storage In The Hallway
- Large Rear Garden, Enjoys An Abundance Of Sun
- Conservatory Overlooking The Rear Garden
- Viewing Considered Essential Via Just Property
- Council Tax Band - A

