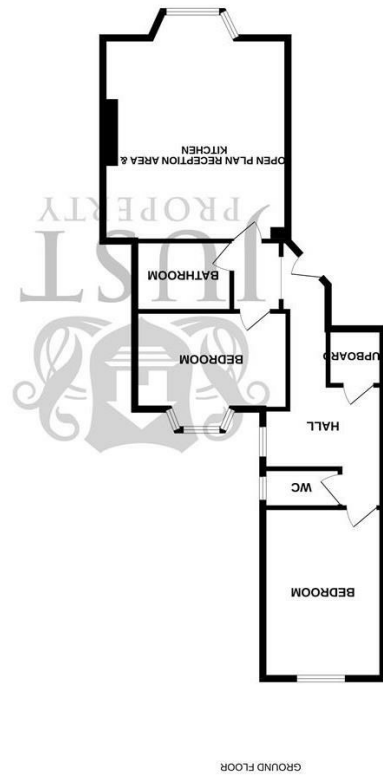


Measurements have been taken to the best of our knowledge and are for guidance only. The company does not accept any liability for any errors or omissions. The company does not warrant the accuracy of the information provided. The company does not accept any liability for any errors or omissions. The company does not warrant the accuracy of the information provided. The company does not accept any liability for any errors or omissions. The company does not warrant the accuracy of the information provided.

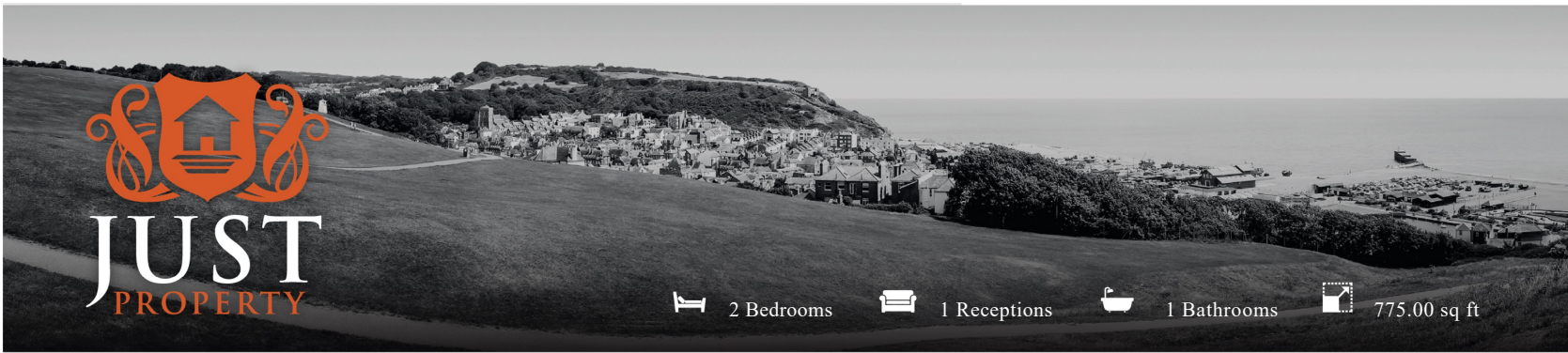
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	72
Potential	75



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

# FLOORPLANS

[www.justproperty.net](http://www.justproperty.net)



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

Leasehold - Share of Freehold

£199,995

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



## 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

