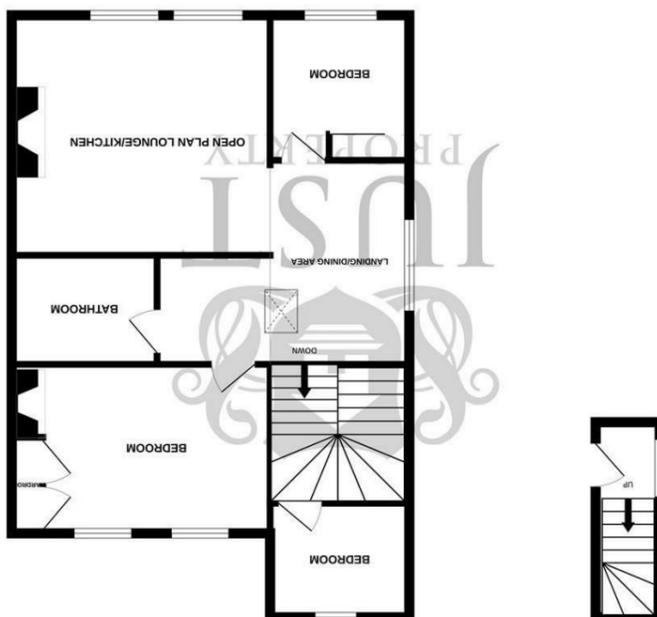


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	69
Potential	80



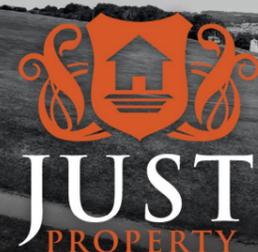
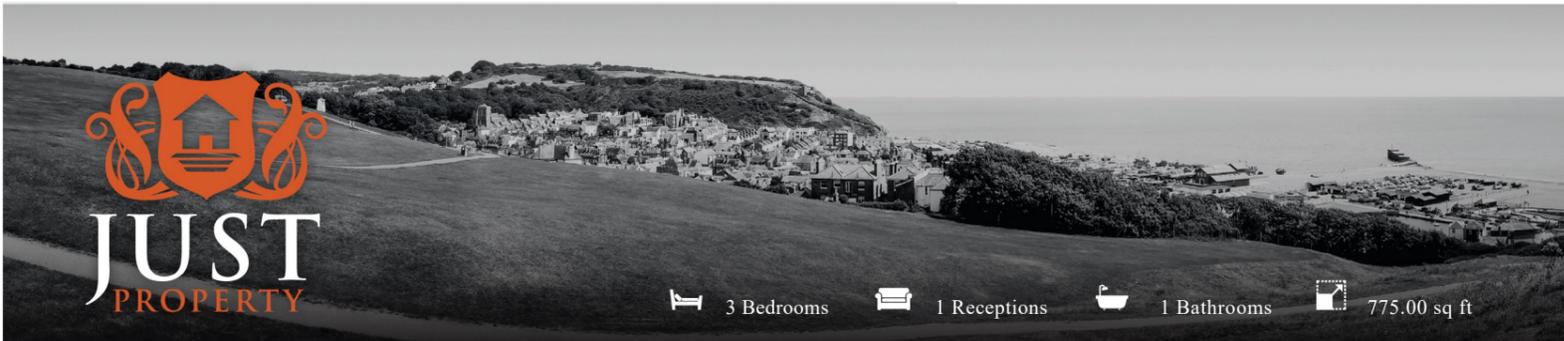
These plans should be used in conjunction with the Property Information Form and the Energy Performance Certificate. They are not to be used as a contract or a warranty. You should obtain clarification on behalf of the company or the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Information Act 1991. Nor do they constitute a contract, part of a contract or a warranty.



Second Floor Flat 102 London Road, St. Leonards-On-Sea, TN37 6LT

# FLOORPLANS

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



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

Leasehold

# £270,000

Second Floor Flat 102 London Road, St. Leonards-On-Sea, TN37 6LT





3 Bedrooms 1 Receptions 1 Bathrooms 775.00 sq ft

## PROPERTY DETAILS

\*\*\*CHAIN FREE\*\*\*

Located just a short stroll from the vibrant heart of St Leonards town, the beautiful seafront, and the mainline Warrior Square Station offering direct links to London, this impressive three-bedroom apartment offers the perfect blend of convenience, charm, and contemporary living.

Occupying the second floor of a period conversion, the apartment has been tastefully refurbished throughout with a keen eye for detail. Newly fitted wooden shutters and sash windows frame green outlooks, bringing a sense of tranquillity to the space while enhancing its period character.

The accommodation is thoughtfully arranged over a split-level layout. Upon entering, a welcoming hallway leads to the first of three well-proportioned bedrooms. Upstairs, a versatile landing area currently serves as a stylish dining space but could easily be adapted to suit a variety of needs—ideal for those seeking a work-from-home setup or reading nook.

The remaining two bedrooms are both bright and spacious, benefiting from fitted wardrobes for practical storage. A sleek family bathroom serves the home, while the heart of the property lies in the open-plan lounge and kitchen. This inviting space is ideal for entertaining and features integrated appliances, modern finishes, and a warm, comfortable ambiance.

Beautifully presented throughout, this turnkey home also comes with the added benefit of an allocated parking space—an enviable feature in such a central location.

Further benefits include a long lease of circa 999 years remaining, a manageable service charge of £600 per annum, a peppercorn ground rent and the potential to acquire a share of the freehold.

With its combination of modern living, period charm, and unbeatable access to local amenities and transport, this property offers a fantastic opportunity for first-time buyers, commuters, or those seeking a stylish home by the sea.



## ROOM DIMENSIONS

Communal Entrance

Stairs To Second Floor

Front Door

Stairs To Split Level

Bedroom  
7'8" x 6'9" (2.34m x 2.07m)

Landing/Dining Area  
11'5" x 11'3" (3.50m x 3.44m)

Bedroom  
13'3" x 11'9" (4.05m x 3.60m)

Fitted Wardrobe

Family Bathroom  
8'3" x 4'10" (2.54m x 1.48m)

Open Plan Lounge/Kitchen  
16'5" x 12'8" (5.01m x 3.87m)

Bedroom  
7'8" x 11'11" (2.35m x 3.65m)

Fitted Wardrobe

Allocated Parking

## FEATURES

- CHAIN FREE
- Potential To Acquire Share of Freehold
- Balance of 999 Year Lease
- Immediate Walking Distance To Mainline Station & Seafront
- Beautifully Presented Throughout
- Three Well-Proportioned Bedrooms
- Service Charge of £600 Per Annum
- Peppercorn Ground Rent
- Allocated Parking Space
- Council Tax Band A

