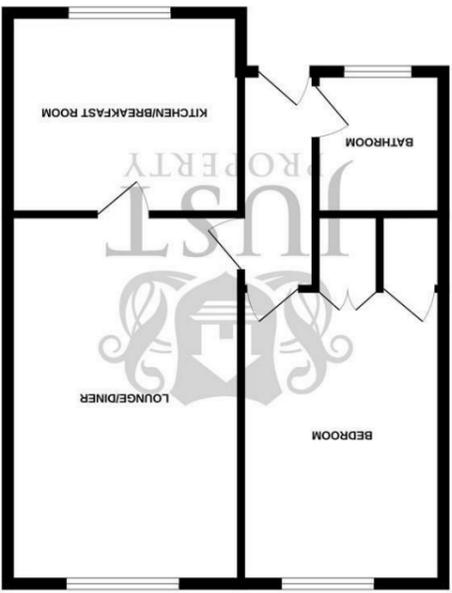


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	51
Potential	77

These energy ratings have been calculated to ensure the accuracy of the Energy Performance Certificate. The Energy Performance Certificate is a legal requirement for all new buildings and existing buildings that are rented or sold. The Energy Performance Certificate is a legal requirement for all new buildings and existing buildings that are rented or sold. The Energy Performance Certificate is a legal requirement for all new buildings and existing buildings that are rented or sold.



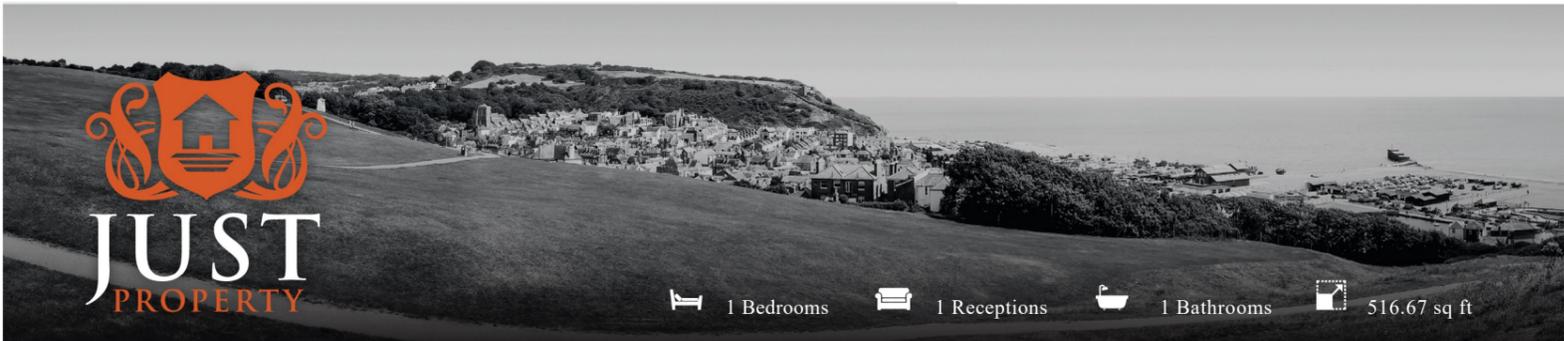
GROUND FLOOR



Flat 5 Quarry House Quarry Hill, St. Leonards-On-Sea, TN38 0HP

# FLOORPLANS

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



1 Bedrooms | 1 Receptions | 1 Bathrooms | 516.67 sq ft

Leasehold - Share of Freehold

## £162,950

Flat 5 Quarry House Quarry Hill, St. Leonards-On-Sea, TN38 0HP





## PROPERTY DETAILS

### CHAIN FREE

A fantastic ground floor one-bedroom apartment, beautifully designed and immaculately presented by the current owner, offering stylish and comfortable living in a highly convenient location.

Ideally positioned within walking distance of St Leonards-on-Sea town centre, the seafront and promenade, as well as the mainline railway station, with Hastings also close by.

This chain-free property benefits from a share of freehold and the remainder of a 999-year lease, with maintenance currently set at approximately £150 per calendar month.

The accommodation comprises a spacious entrance hallway, a well-appointed bathroom, and a generous double bedroom with built-in storage. There is a fitted kitchen/breakfast room overlooking the communal gardens, along with a bright and spacious lounge/dining room enjoying pleasant views across St Leonards Gardens.

Further benefits include a modern, state-of-the-art electric heating system with smart Wi-Fi controls (similar to Hive), a garage, allocated parking, and well-maintained communal gardens that create a lovely sense of community and attract an abundance of local wildlife.

Early viewing is highly recommended via the vendors' sole agents, Just Property.

## ROOM DIMENSIONS

### GROUND FLOOR

Front Door

Hallway

Bathroom  
5'10" x 5'11" (1.80 x 1.81)

Bedroom  
13'2" x 9'10" (4.02 x 3.02)

Fitted Wardrobes

Lounge / Dining Room  
16'5" x 10'7" (5.02 x 3.25)

Kitchen / Breakfast Room  
10'2" x 9'0" (3.12 x 2.76)

Garage / Off Road Parking

Communal Gardens

## FEATURES

- Purpose Built Building
- Ground Floor Apartment
- CHAIN FREE
- Garage and Off Road Parking
- Balance Of 999 Year Lease
- Council Tax Band A
- Share of Freehold
- Beautiful and Stylish Interiors
- Great Views
- Walking Distance To Seafront and St Leonards

