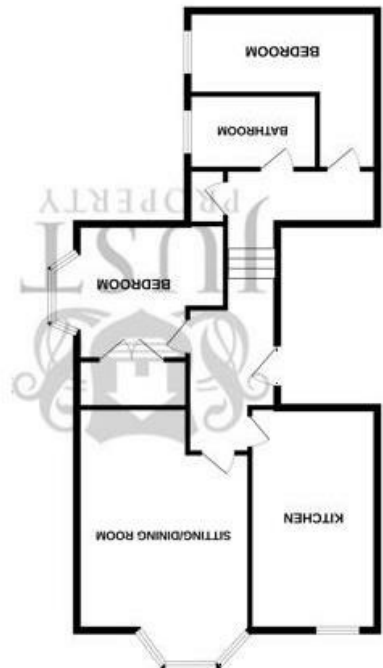


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	60
Potential	74

TOTAL FLOOR AREA: 877 sq ft (81.3 sq m) approx.



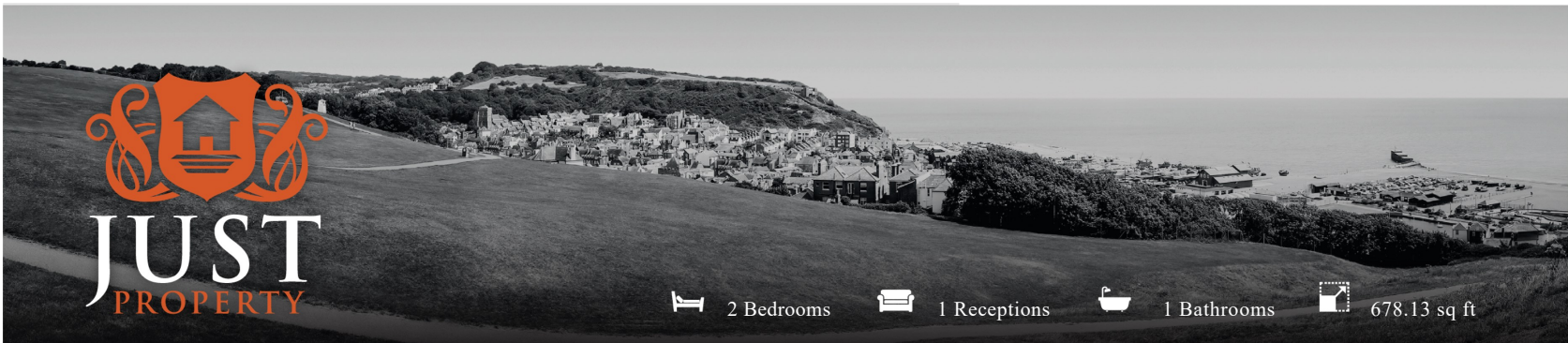
FIRST FLOOR FLAT  
877 sq ft (81.3 sq m) approx.



First Floor Flat 16 Magdalen Road, St. Leonards-On-Sea, TN37 6EP

# FLOORPLANS

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



2 Bedrooms   1 Receptions   1 Bathrooms   678.13 sq ft

Leasehold - Share of Freehold

£215,000

First Floor Flat 16 Magdalen Road, St. Leonards-On-Sea, TN37 6EP





2 Bedrooms 1 Receptions 1 Bathrooms 678.13 sq ft

## PROPERTY DETAILS

Located in the charming & popular area of St. Leonards-On-Sea, this delightful first-floor flat on Magdalen Road offers a perfect blend of comfort and convenience. Spanning 678 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, a small family, or those seeking a peaceful retreat with extra space by the coast.

Upon entering, you are welcomed into a bright and airy reception room that serves as the heart of the home. This inviting space is perfect for relaxation or entertaining guests, with ample natural light streaming through the windows. The flat's layout is thoughtfully designed to maximise space and functionality, ensuring a comfortable living experience.

The property also boasts a bathroom, catering to all your daily needs. The kitchen is right next to the lounge, allowing for easy meal preparation and access to the living areas.

One of the standout features of this flat is its desirable location. Situated close to a variety of shops, residents will enjoy the convenience of having essential amenities just a short stroll away. The vibrant community of St. Leonards-On-Sea offers a delightful mix of local boutiques, cafes, and restaurants, ensuring that you are never far from the action.

In summary, this Two-bedroom flat on Magdalen Road presents an excellent opportunity for those looking to embrace a coastal lifestyle in a welcoming community. With its bright interiors and prime location, it is a property not to be missed.

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



## ROOM DIMENSIONS

Stairs Up To First Floor

Flat Front Door

Entrance Hallway

Kitchen  
15'0" x 7'5" (4.579 x 2.285)

Lounge  
19'1" x 11'8" (5.839 x 3.574)

Storage

Bedroom  
12'11" x 11'9" (3.939 x 3.594)

Bedroom  
13'3" x 6'10" (4.048 x 2.088)

Bathroom

## FEATURES

- Bright & Airy Living Throughout
- Generous Sized Room
- Close Proximity To Train Station.
- Situated On The First Floor
- Popular & Desirable Location
- Bay Windows & Character Throughout
- CHAIN FREE SALE
- Quiet And Well Maintained Period Building
- Partial Sea Views From Lounge And Bedrooms
- Close To Amenities & Shops

