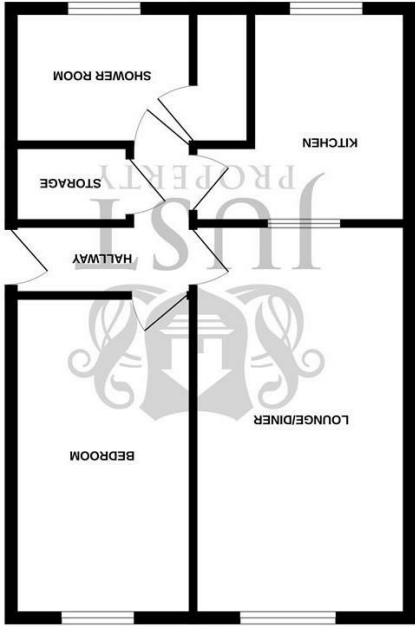




England & Wales		
EU Directive 2002/91/EC		
	Current	Potential
	69	73
Energy Efficiency Rating		
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		

Measurements have been made to ensure the accuracy of the floorplan and the area of the property. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters or information that are important to you.



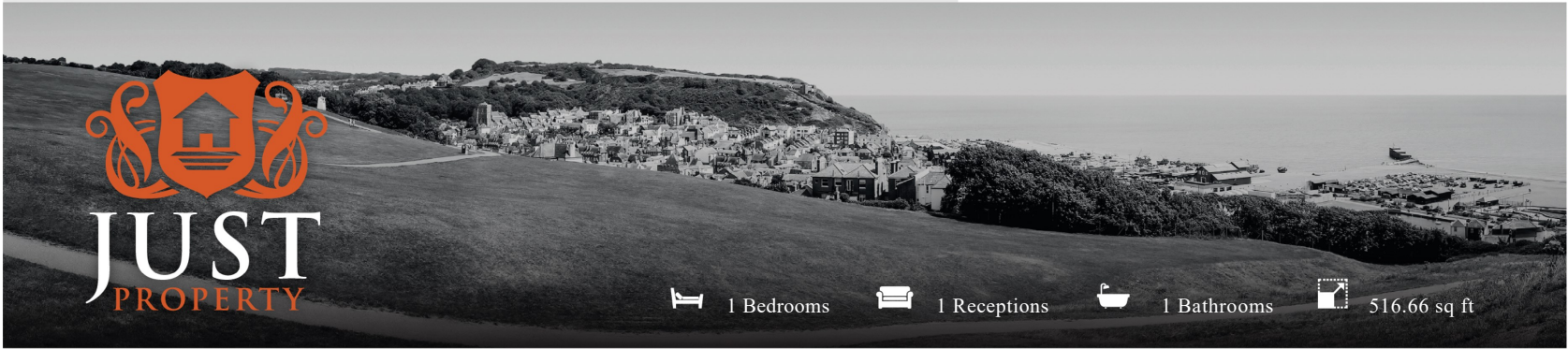
SECOND FLOOR



6B Denham Close, St. Leonards-On-Sea, TN38 9RS

FLOORPLANS

www.justproperty.net



6B Denham Close, St. Leonards-On-Sea, TN38 9RS

Leasehold

£84,950





Leasehold

£84,950



ROOM DIMENSIONS

Communal Front Door

Stairs To Second Floor

Front Door

Hallway

Large Storage Cupboard

Kitchen
9'9" x 7'10" (2.99 x 2.39)

Shower Room / WC
7'6" x 6'2" (2.30 x 1.88)

Bedroom
14'8" x 8'1" (4.48 x 2.48)

Lounge / Dining Room
17'10" x 9'9" (5.45 x 2.98)

Residents Parking

PROPERTY DETAILS

CHAIN FREE - A spacious one bedroom second floor purpose-built apartment, ideally situated in this popular residential development in St Leonards. Conveniently positioned close to local supermarkets, schools and everyday amenities, the property also enjoys distant sea views from both the lounge and bedroom.

The accommodation is accessed via clean and well-maintained communal hallways and the flat comprises of a spacious entrance hall with a useful built-in storage cupboard, a fitted shower room with separate WC and an additional cupboard housing the gas boiler.

The bright lounge/dining room measures in excess of 5 metres and provides ample space for both living and dining furniture, while the generous double bedroom enjoys a pleasant outlook towards the sea. The fitted kitchen has been recently updated and offers a range of matching wall and base units with work surfaces over.

Further benefits include gas fired central heating, UPVC double glazing, an unallocated residents' parking, communal bin storage and a small communal outdoor area.

The property is being offered to the market CHAIN FREE through the vendors' sole agents, Just Property. The lease has approximately 90 years remaining, with the current service charge being approximately £140 per month.

FEATURES

- CHAIN FREE
- 90 Years On Lease
- One Double Bedroom
- Second Floor Apartment
- Nice Views To Sea
- Residents Parking (unallocated)
- Spacious Living Area
- Close To Supermarket
- Gas Central Heating



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.