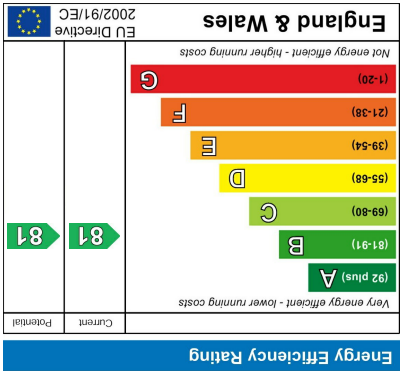
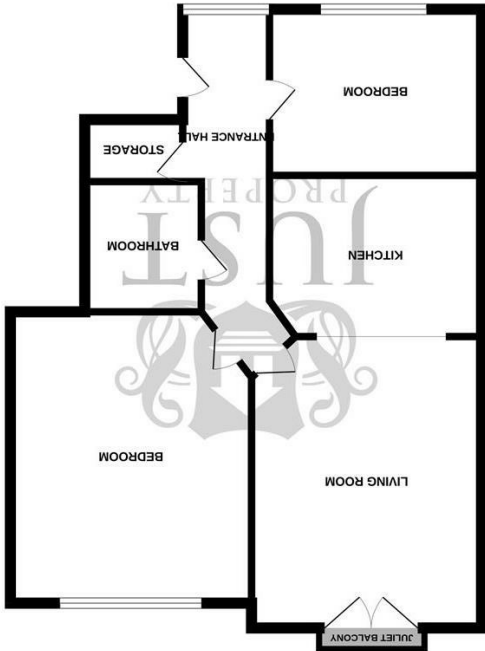




These energy efficiency ratings are based on the energy performance of the building concerned. They are not a guarantee of the energy performance of the building. The energy performance of the building may vary depending on the use of the building and the energy efficiency measures implemented. The energy performance of the building may also vary depending on the weather conditions. The energy performance of the building may also vary depending on the energy efficiency measures implemented. The energy performance of the building may also vary depending on the energy efficiency measures implemented.



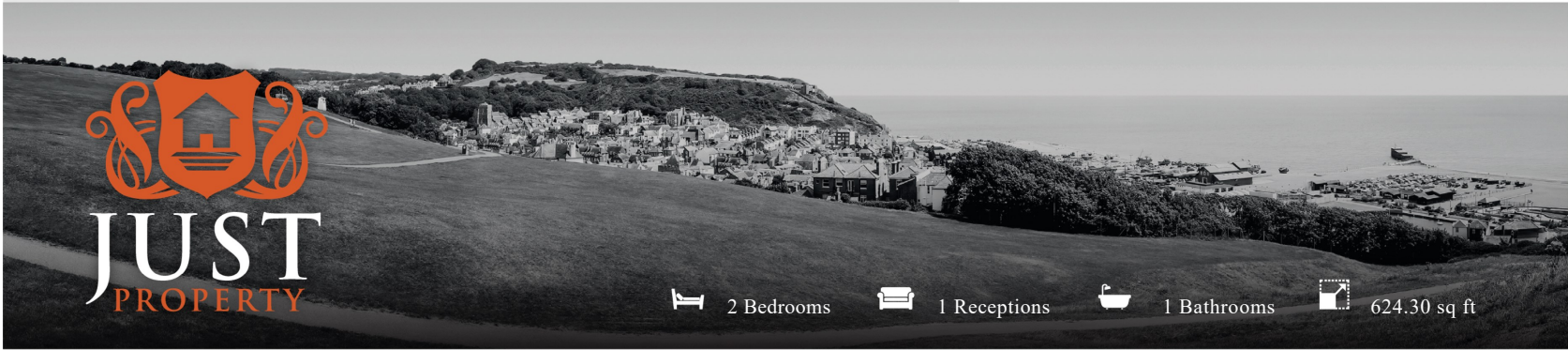
FIRST FLOOR



www.justproperty.net

Flat 3 32 Cooden Ledge, St Leonards-On-Sea, TN38 8ET

FLOORPLANS



2 Bedrooms 1 Receptions 1 Bathrooms 624.30 sq ft

Flat 3 32 Cooden Ledge, St Leonards-On-Sea, TN38 8ET

Leasehold

£157,950





Leasehold

£157,950



2 Bedrooms



1 Receptions



1 Bathrooms



624.30 sq ft

PROPERTY DETAILS

Just Property are delighted to offer for sale this spacious and well-presented two-bedroom purpose-built apartment, available on a 75% shared ownership basis. Offering generously proportioned accommodation, the property would make an ideal first home and benefits from a bright 16ft lounge with Juliet balcony, a fitted kitchen with integrated appliances, an impressive 15ft main bedroom, a good-sized second bedroom with its own Juliet balcony, modern bathroom, gas central heating, double glazing, allocated off-road parking and a lengthy lease.

Situated on the western outskirts of St Leonards, the apartment is well placed for access to both the historic market town of Battle and Hastings town centre. A range of shopping and leisure facilities, mainline railway station, seafront and promenade are all within convenient reach.

Offering a great opportunity to step onto the property ladder, this attractive apartment combines spacious living with a convenient location and the added benefit of allocated parking.

Contact Just Property today to arrange your viewing. 103 years remain on the lease.



ROOM DIMENSIONS

Communal Front Door

Stairs To First Floor

Front Door

Spacious Entrance Hallway

Storage Cupboard

Lounge / Dining Room
16'5" x 12'3" (5.01 x 3.75)

Fitted Kitchen
11'1" x 8'5" (3.40 x 2.59)

Bedroom
15'7" x 12'9" (4.75 x 3.89)

Bedroom
11'1" x 8'5" (3.40 x 2.59)

Bathroom

Allocated Parking Space To Rear

FEATURES

- CHAIN FREE
- Two Double Bedrooms
- 75% Ownership
- Good Length of Lease
- Allocated Parking Space
- Attractive Looking Development
- Large Lounge
- Open Plan Social Layout
- Fantastic Condition



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.