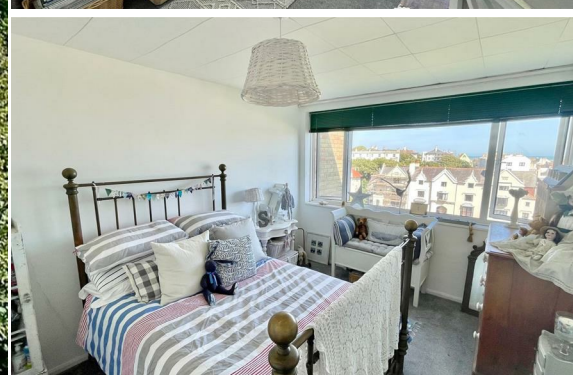
Leasehold - Share of Freehold

£160,000

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



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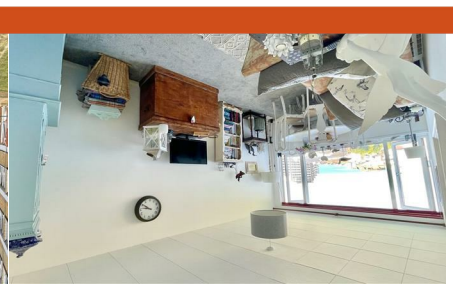
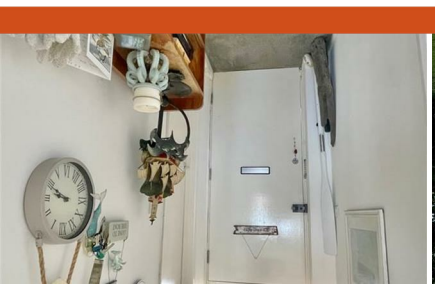
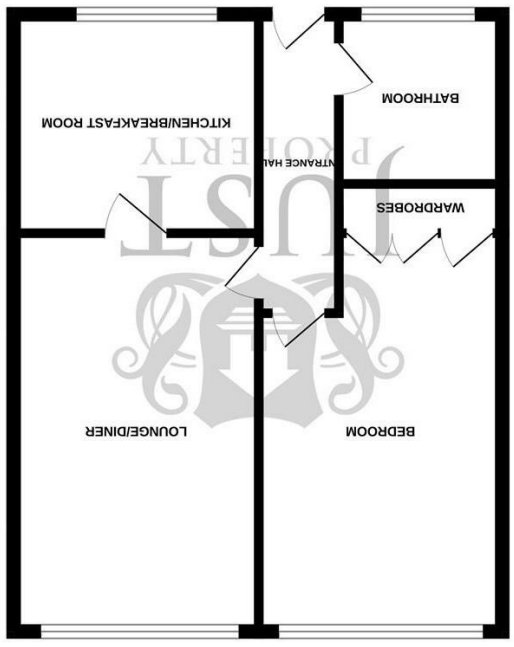


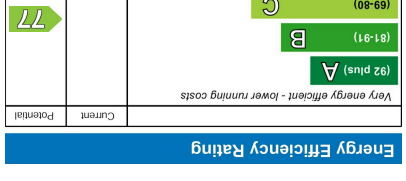


FLOORPLANS

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

FOURTH FLOOR





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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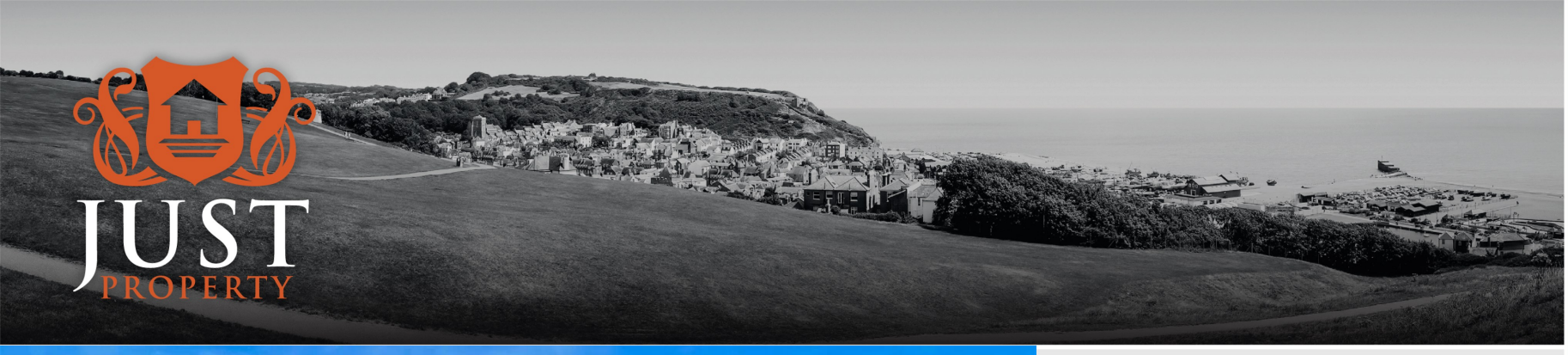

Leasehold - Share of Freehold

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1 Bedrooms | 1 Receptions | 1 Bathrooms | 462.85 sq ft

PROPERTY DETAILS

CHAIN FREE

With stunning views from the lounge, bedroom and kitchen, this one bedroom top floor purpose built apartment, set within the heart of St Leonards on Sea is a wonderful opportunity to secure a fantastic value apartment close to St Leonards Gardens, which was designed by James Burton in 1828 and has recently been renovated with the aid of a lottery grant. The Gardens offer a tranquil oasis in the Maze Hill area of St Leonards with views towards the sea. It is also close to the shops & cafes of the Mercatoria area as well as being a short walk to the seafront and beach.

The property provides accommodation to include an entrance hallway, a living room/diner, a fitted kitchen, a double bedroom and a bathroom. The property benefits from electric heating, a residents lift (to the third floor), a garage and parking. We are advised that there are approximately 996 years remaining on the Lease, a share of the Freehold and the maintenance is approximately £1,000 per annum.

A particular feature of this property are the wonderful views out towards the pier and the English Channel and also over towards Beachy Head in Eastbourne.

To fully appreciate this well positioned apartment, viewing is considered essential by the vendors sole agents, Just Property.

ROOM DIMENSIONS

Communal Entrance

Residents Lift

Front Door

Entrance Hallway

Bathroom
6'0" x 6'0" (1.84 x 1.84)

Bedroom
12'11" x 9'10" (3.96 x 3.00)

Lounge Diner
16'2" x 10'2" (4.93 x 3.10)

Kitchen Breakfast Room
3.10 x 2.69

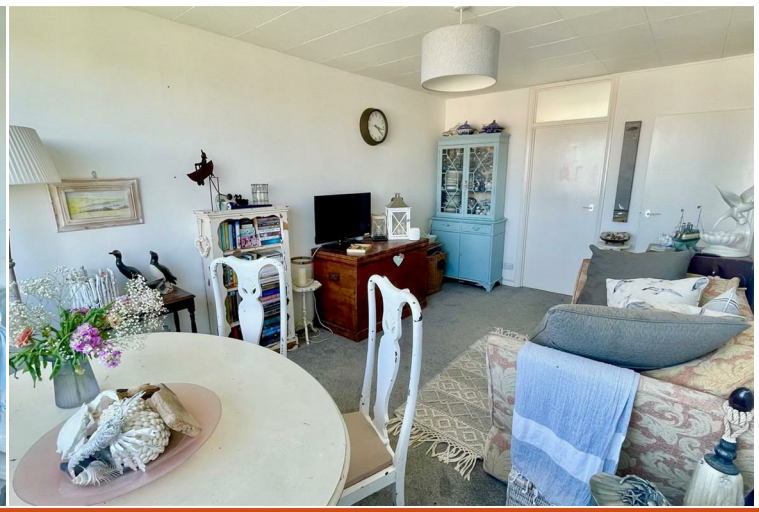
Garage

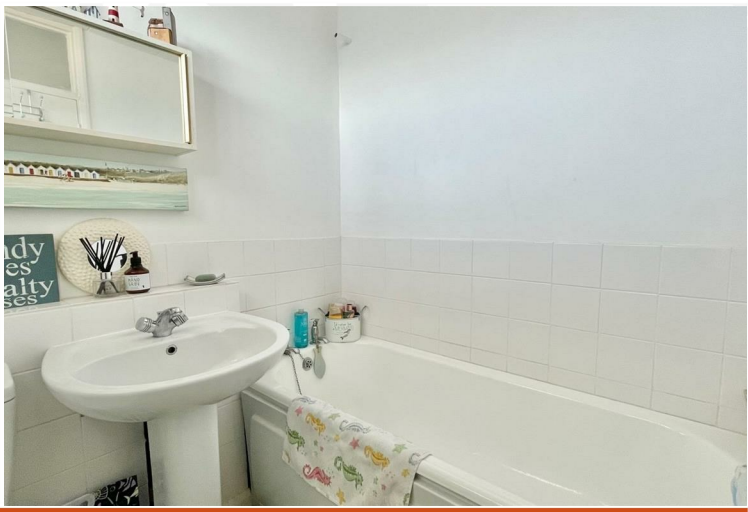
Off Road Parking

Communal Gardens

FEATURES

- CHAIN FREE
- Superb Views
- Communal Gardens
- Excellent Condition
- Garage and Off Road Parking
- Share of Freehold
- Residents Lift
- Close To Seafront and Station
- Spacious One Bedroom





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.