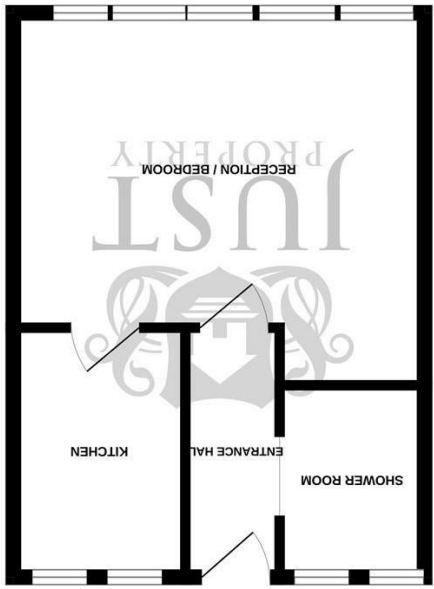
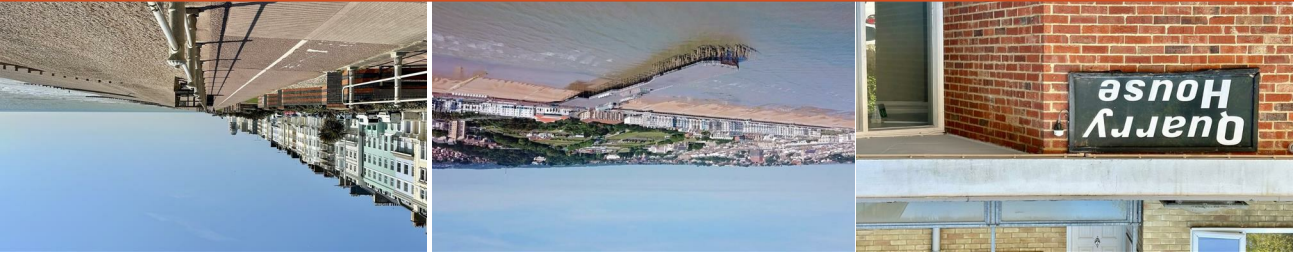


These plans are intended to be used in conjunction with the particulars of sale and should not be used as a contract. The company does not accept any liability for any errors or omissions in these plans. The company reserves the right to amend these plans without notice. The company does not accept any liability for any errors or omissions in these plans. The company reserves the right to amend these plans without notice.

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	37
Potential	79



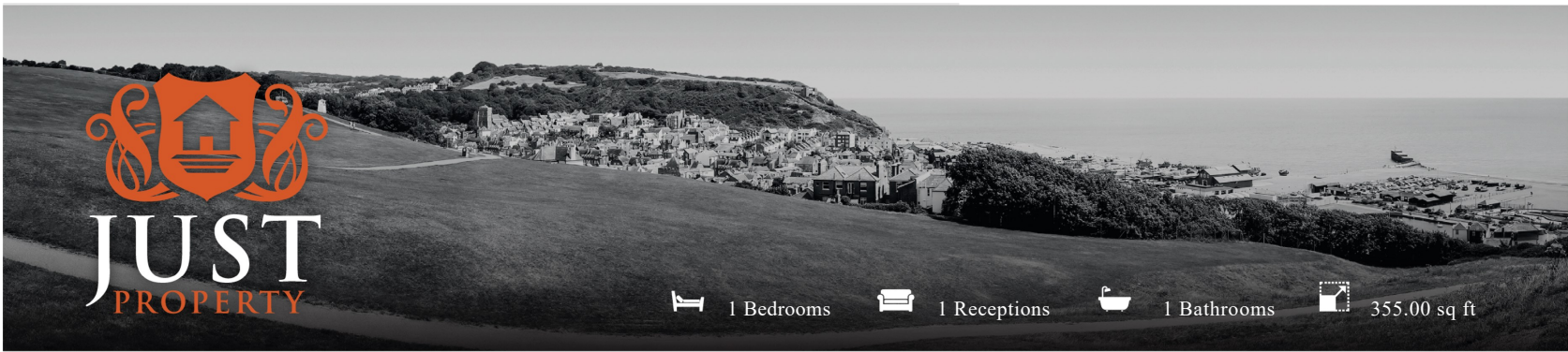
FIRST FLOOR



Flat 17 Quarry House, St. Leonards-On-Sea, TN38 0HP

FLOORPLANS

www.justproperty.net



1 Bedrooms 1 Receptions 1 Bathrooms 355.00 sq ft

Flat 17 Quarry House, St. Leonards-On-Sea, TN38 0HP

Leasehold

£125,000





Leasehold

£125,000

1 Bedrooms 1 Receptions 1 Bathrooms 355.00 sq ft

PROPERTY DETAILS

CHAIN FREE

A lovely and well-presented studio apartment, located on the first floor of this popular purpose-built block in West St Leonards, enjoying pleasant views over communal gardens and towards the sea.

Ideally positioned within easy reach of local amenities, the seafront and promenade, regular bus routes, and West St Leonards mainline railway station providing direct links to London, the property offers an excellent combination of convenience and coastal living.

The accommodation is presented in excellent order throughout and comprises a bright and spacious 15ft living area, thoughtfully arranged to provide both sitting and sleeping space. There is a modern fitted kitchen with a range of integrated appliances, along with a stylish and contemporary fully tiled shower room/WC.

Further benefits include double glazed tilt-and-turn windows, electric panel heating, and smart, modern flooring throughout, giving the property a fresh and low-maintenance finish.

The building itself is well maintained and offers a residents lift for ease of access, along with attractive and established communal gardens to the rear, providing a peaceful outdoor setting.

The property is offered for sale chain free and is held on the remainder of a 999-year lease. The service charge is approximately £1,060 per annum.

An ideal first-time purchase, coastal bolt-hole, or investment opportunity.

Viewing is strictly by appointment with Just Property.



ROOM DIMENSIONS

Lift to First Floor

Private Front Door

Entrance Hallway

Living Room / Bedroom Area
15'8" x 13'10" (4.80 x 4.22)

Kitchen
9'1" x 6'5" (2.77 x 1.96)

Shower Room
7'1" x 5'6" (2.18 x 1.68)

Communal Gardens

FEATURES

- One Bedroom Studio Apartment
- First Floor - Residents Lift
- St Leonards Station Walking Distance
- Fantastic Views
- Communal Gardens
- Long Lease of Over 960 Years
- Modern Shower Room / WC
- Separate Fitted Kitchen
- Lovely Condition
- CHAIN FREE

