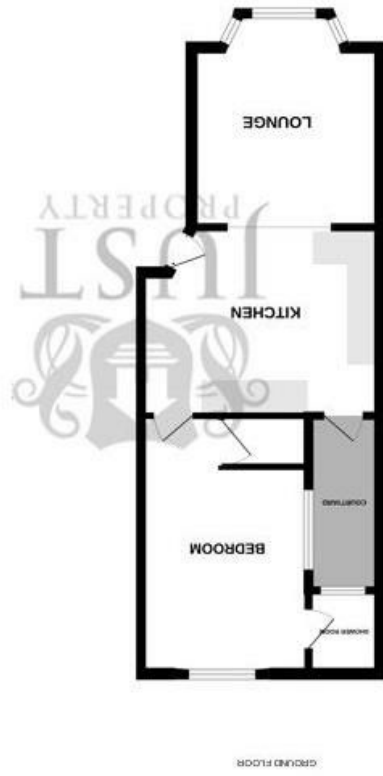


England & Wales	
EU Directive 2002/91/EC	
Current	Potential
72	76
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	

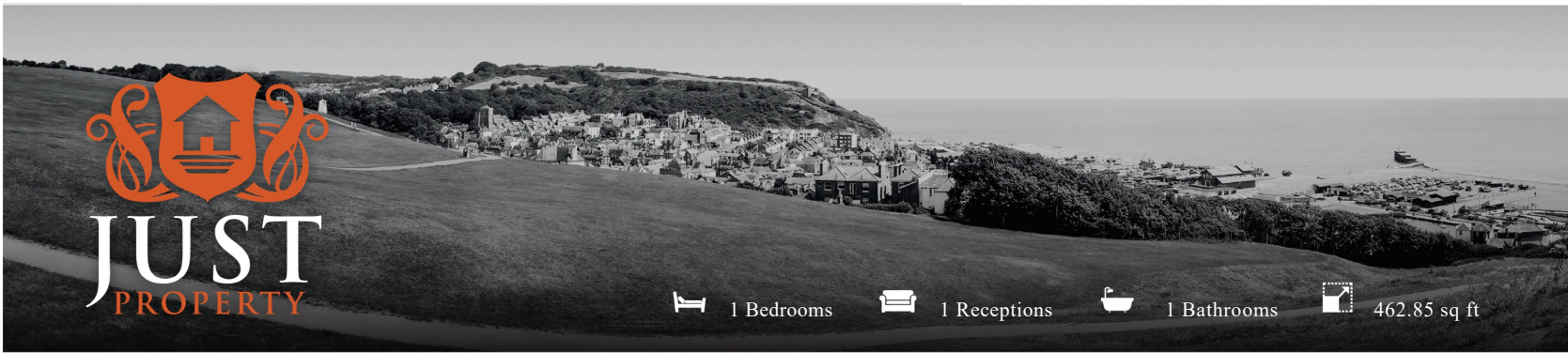
Energy Efficiency Rating: This energy efficiency rating is based on the information provided in the Energy Performance Certificate (EPC) and is not a guarantee of the actual energy performance of the property. The energy efficiency rating is based on the information provided in the EPC and is not a guarantee of the actual energy performance of the property. The energy efficiency rating is based on the information provided in the EPC and is not a guarantee of the actual energy performance of the property.



Ground Floor Flat 10 Western Road, St. Leonards-On-Sea, TN37 6DG

# FLOORPLANS

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



1 Bedrooms   1 Receptions   1 Bathrooms   462.85 sq ft

Leasehold - Share of Freehold

£157,500

Ground Floor Flat 10 Western Road, St. Leonards-On-Sea, TN37 6DG



## PROPERTY DETAILS

Located in the heart of St. Leonards-On-Sea, this charming ground floor flat on Western Road offers a delightful living experience. With a well-designed layout spanning generous living space, this one-bedroom conversion flat is perfect for individuals or couples seeking a comfortable and convenient home.

Upon entering, you will find a welcoming reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The bedroom is thoughtfully sized, ensuring a peaceful retreat at the end of the day. The flat also features a modern bathroom, designed for both functionality and comfort.

One of the standout features of this property is its private courtyard garden, a rare find in a central location. This outdoor space offers a perfect spot for enjoying a morning coffee or unwinding in the fresh air, providing a lovely extension to your living area.

The flat's central location means you are just a stone's throw away from a variety of local amenities, including shops, cafes, and public transport links, making daily life both easy and enjoyable. Whether you are looking to explore the vibrant local community or simply enjoy the tranquillity of your own space, this property offers the best of both worlds.

In summary, this one-bedroom ground floor flat on Western Road is an excellent opportunity for those seeking a comfortable home in a prime location. With its private courtyard garden and proximity to amenities, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this delightful flat your new home.

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

Council Tax Band - A



## ROOM DIMENSIONS

Building Front Door

Ground Floor Flat

Flat Front Door

Kitchen  
9'10", 124'8" x 10'4" (3.38 x 3.17)

Living Room  
12'11" x 11'1" (3.94 x 3.39)

Doors Out To Rear Courtyard

Bedroom  
15'5" x 8'6" (4.70 x 2.60)

Shower Room  
5'8" x 4'8" (1.74 x 1.44)

Central Location, Close To Amenities

## FEATURES

- Ground Floor Flat, With Private Courtyard Garden
- Chain Free Sale, All Viewers Welcomed
- One Double Bedroom, With Storage Cupboard
- Ideally Located Within Walking Distance Of Amenities
- Close To The Seafront & Train Links
- Council Tax Band - A
- Call Just Property To Arrange Access
- Viewing Considered Essential Via Just Property
- Refurbished Throughout, Character Included
- Popular Area, Ideal For Variety Of Buyers

