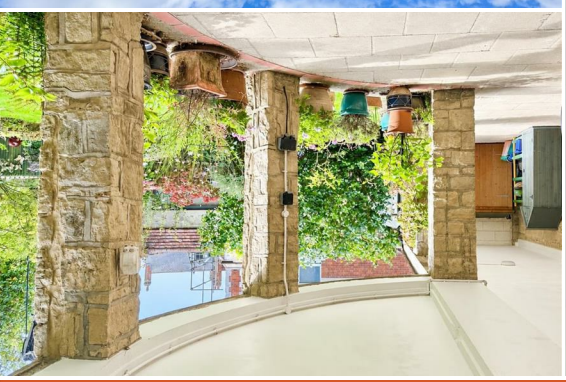








2 Caple Apartments 2B Albany Road, St. Leonards-On-Sea, TN38 0LN

£375,000

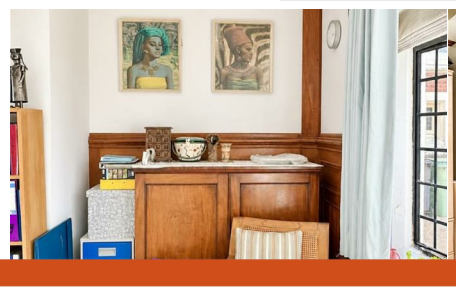
Leasehold - Share of Freehold




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# FLOORPLANS

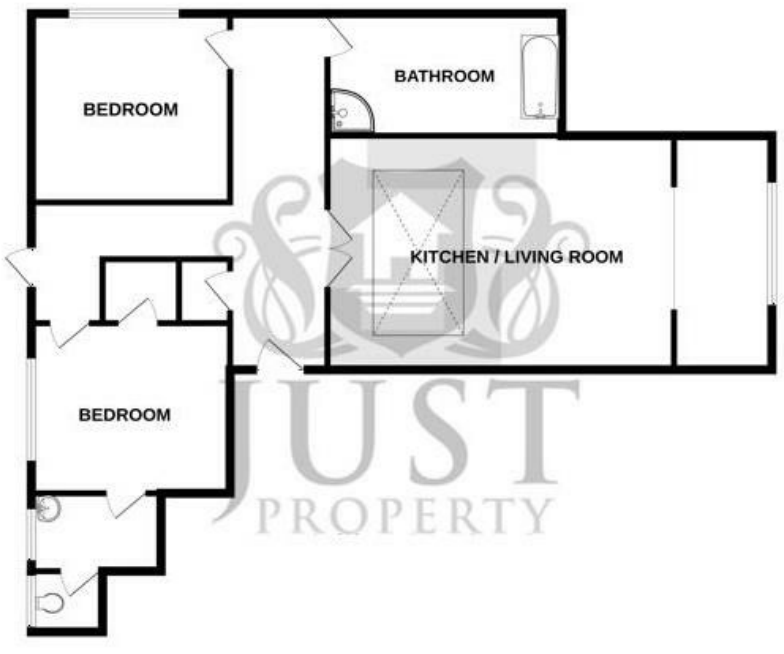
2 Caple Apartments 2B Albany Road, St. Leonards-On-Sea, TN38 0LN





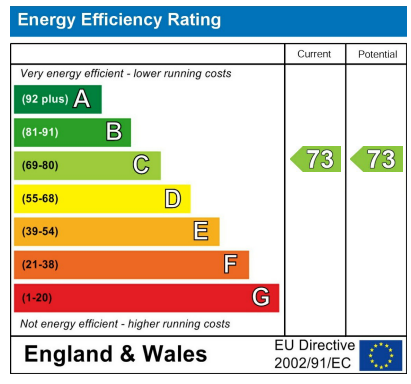


GROUND FLOOR
1141 sq.ft. (106.0 sq.m.) approx.



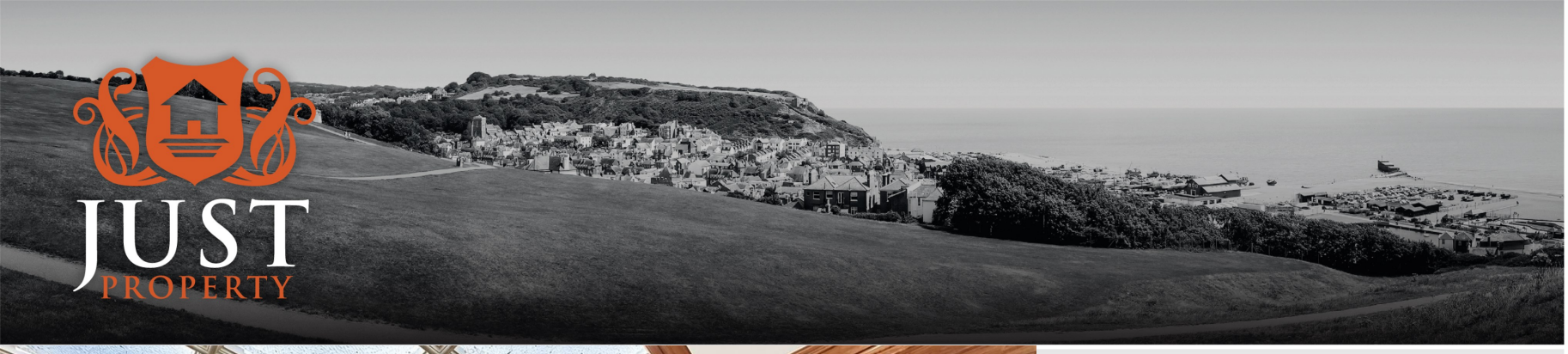

TOTAL FLOOR AREA : 1141 sq.ft. (106.0 sq.m.) approx.

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

£375,000









2 Bedrooms | 1 Receptions | 1 Bathrooms | 1184.03 sq ft

## PROPERTY DETAILS

Situated in the charming area of St. Leonards-On-Sea, this exquisite two-bedroom garden apartment offers a unique blend of historic elegance and modern comfort. Located on the prestigious Albany Road, this property is part of a beautifully restored Grade II listed building, which was meticulously renovated in 2017, ensuring that it retains its character while providing all the conveniences of contemporary living.

Spanning an impressive 1,184 square feet, the apartment boasts a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. The two well-proportioned bedrooms provide ample space for relaxation, while the stylish bathroom is designed with modern fixtures and finishes.

One of the standout features of this property is the stunning private rear garden, a perfect retreat for outdoor enjoyment or entertaining guests. The garden offers a tranquil space to unwind, surrounded by the beauty of the historic surroundings. Additionally, the apartment benefits from parking for two vehicles, a rare convenience in such a desirable location.

Presented in excellent condition throughout, this apartment is ready for you to move in and make it your own. The gated setting enhances the sense of security and exclusivity, making it an ideal choice for those seeking a peaceful yet vibrant community.

This property is not just a home; it is a lifestyle choice, offering the perfect balance of historic charm and modern living in one of St. Leonards-On-Sea's most sought-after locations. Don’t miss the opportunity to own a piece of history while enjoying all the comforts of contemporary life.

To arrange access for a viewing, contact the vendors choice of sole agents, Just Property to see all there is to offer in person.

Council Tax Band - B

## ROOM DIMENSIONS

Gated Frontage, Providing Security Off The Road

Two Private Parking Spaces

Ground Floor Flat

Flat Front Door

Entrance Hallway

Open Plan Kitchen / Living Room
33'2" x 16'2" (10.11 x 4.95)

Bath / Shower Room
8'9" x 6'11" (2.67 x 2.13)

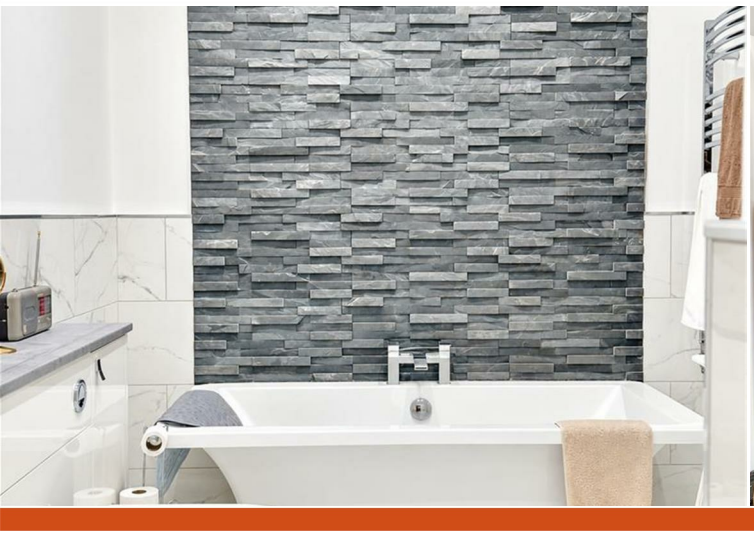
Bedroom
13'3" x 12'0" (4.04 x 3.66)

Bedroom With En-Suite W,C
11'8" x 11'5" (3.56 x 3.48)

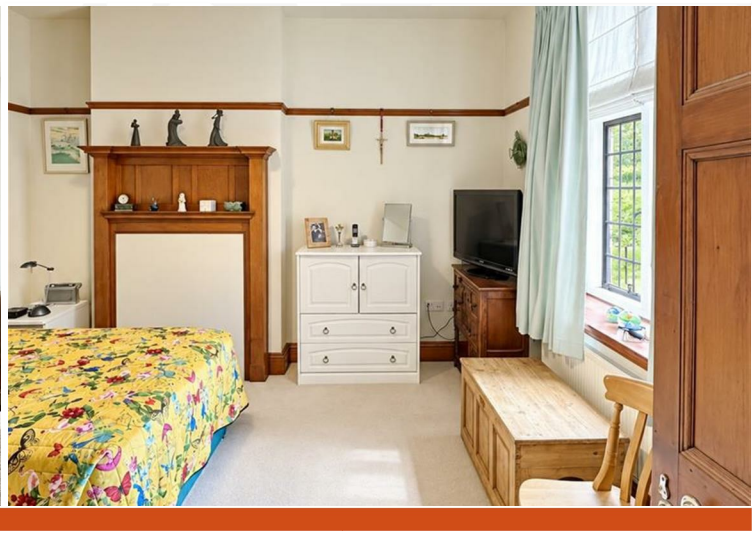
Door out To Attractive Rear Garden

## FEATURES

- Ground Floor Garden Apartment, Forming Part Of This Listed Building
- Off Road Parking Spaces For Two Vehicles To The Front Of The Building
- Large Open Plan Kitchen / Family Room, With Abundance Of Natural Light
- Impressive Ceilings Heights Throughout To Add To The Charm
- Desirable & Central Location, Walking Distance To Train Station
- Historic Building Beautifully Restored in 2017
- Two Bedrooms, With One Offering An En-Suite W.C
- Share Of The Freehold and Remainder of 999 Year Lease
- Set Within A Prestigious Grade II Listed Gated Location on Albany Road
- Viewing Considered Essential Via Just Property Estate Agents







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.