

The floor plan shows a rectangular layout. On the left side, there is a large 'LOUNGE' and a smaller 'BEDROOM' at the top. On the right side, there is a 'BEDROOM' at the top and a 'BEDROOM' at the bottom. In the center, there is a 'KITCHEN' and a 'BATH & SHOWER ROOM'. A 'HALLWAY' runs horizontally through the middle, connecting the lounge and kitchen area to the bedrooms and bathroom. The plan includes several windows: three on the left wall of the lounge, two on the top wall of the top-left bedroom, and three on the bottom wall of the bottom-right bedroom. The text labels are oriented vertically within their respective rooms.

A bedroom with bright yellow walls. A large window with blue curtains is on the left. A wooden bed with white bedding is in the center. A framed abstract painting is on the right wall. A small table with a lamp is next to the bed. A white radiator is under the window. A white box and some plants are on the floor near the window.





Leasehold - Share of Freehold

£330,000

3 Bedrooms

1 Receptions

1 Bathrooms

1044.10 sq ft

## PROPERTY DETAILS

### CHAIN FREE

An exceptional and beautifully presented first floor three-bedroom apartment set within a stunning seafront period building, perfectly positioned to enjoy side views across the English Channel.

Occupying a peaceful position to the rear of the building, this spacious apartment effortlessly combines elegant period charm with contemporary styling. Located just moments from the seafront and promenade, as well as local independent shops, St Leonards town centre and the vibrant Old Town of Hastings, the property offers an enviable coastal lifestyle. The nearby towns of Bexhill, Eastbourne, Battle and Rye are all within easy reach, further enhancing its appeal.

The apartment has been tastefully refurbished to a high standard throughout and offers bright, well-proportioned accommodation. A generous bay-fronted lounge enjoys side views towards the sea and flows seamlessly into an open plan modern fitted kitchen, creating a sociable and stylish living space. There are three well-proportioned bedrooms, along with a contemporary bathroom featuring a separate shower enclosure.

Further benefits include generous proportions throughout, a share of the freehold and the remainder of a 999-year lease. The current maintenance contribution is approximately £200 per month.

Offered for sale by Just Property, this represents a rare opportunity to acquire a seafront home in one of St Leonards' most sought-after locations.

Viewing is highly recommended and strictly by appointment with the vendor's sole agents, Just Property.



## ROOM DIMENSIONS

Communal Entrance	15'6" x 15'7" max (4.74 x 4.76 max)
Stairs To First Floor	
Front Door	
Hallway	29'6" (9.00)
Bedroom	12'5" x 7'11" (3.80 x 2.42)
Bedroom	16'5" x 9'9" (5.01 x 2.99)
Bath / Shower Room	11'6" x 9'5" (3.51 x 2.88)
Bedroom	11'9" x 9'3" (3.59 x 2.82)
Kitchen	11'6" x 8'1" (3.52 x 2.48)
Lounge / Dining Room	

## FEATURES

- Seafront Apartment
- Three Bedrooms
- Share of Freehold
- Balance of 999 Year Lease
- Open Plan Kitchen and Living Space
- Lovely Modern Fitted Bath & Shower Room
- Moments From the Seafront
- Near To Station
- First Floor Apartment

