

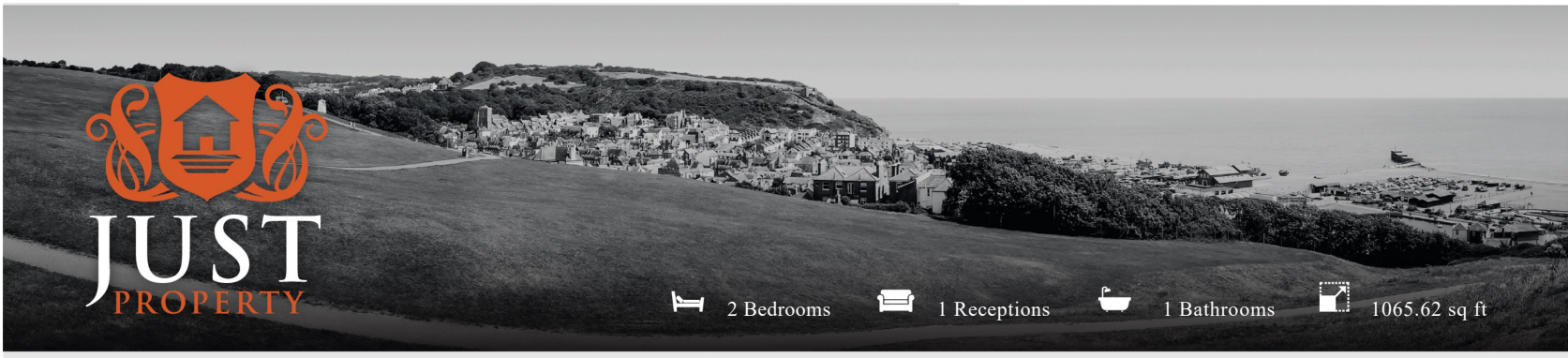
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-40)
E	(39-54)
D	(55-60)
C	(61-80)
B	(81-91)
A	(92 plus)
Very energy efficient - lower running costs	
Current	Potential
72	75
Energy Efficiency Rating	



FLOORPLANS

Flat 4 Saxon House 29 St Saviours Road, St Leonards-On-Sea, TN38 0AS

www.justproperty.net



2 Bedrooms | 1 Receptions | 1 Bathrooms | 1065.62 sq ft

Leasehold - Share of Freehold

£299,950

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PROPERTY DETAILS

Just Property is delighted to present this beautifully appointed period apartment, forming part of an elegant conversion dating back to around 1900, offering timeless character blended with modern comfort.

Enjoying an elevated position just moments from the seafront, local amenities, and transport links, the home provides generous accommodation alongside exceptional outdoor space and a private parking space accessed from Filsham Road, with exclusive rear-garden access for the owner.

The property is approached via its own private entrance, opening into a spacious lounge/diner. A large rear-facing window frames attractive views across the established garden, filling the room with natural light and capturing the wonderful north-west aspect—perfect for spectacular sunsets. A central hallway connects the main living areas to the remainder of the accommodation.

From here, you reach the kitchen, two well-proportioned bedrooms, the family bathroom, and a useful utility room. There is also access to the fully tanked and fire-boarded cellars, complete with power, offering excellent storage and future potential.

Outside, the impressive rear garden is a standout feature. Beautifully established, it includes mature planting and thriving raspberry canes, alongside multiple seating areas ideal for relaxation or alfresco dining. The summerhouse is fitted with mains power, lighting, and sockets, and the garden benefits from extensive storage, including sheds.

Additional advantages include a 1/4 share of the freehold, a long lease of approximately 993 years, and a manageable annual service charge of £600.

Tastefully decorated throughout and rich in period charm, this unique two-bedroom garden apartment offers spacious rooms, versatile living areas, and superb outdoor space in a highly desirable coastal location.

To arrange access, please contact sole agents Just Property.



ROOM DIMENSIONS

Private Entrance

Lounge/Diner
21'9" x 12'7" (6.63m x 3.86m)

Kitchen

Hall

Bedroom
14'5" x 17'10" (4.41m x 5.44m)

Bedroom
9'2" x 9'7" (2.80m x 2.93m)

Utility Room
5'4" x 5'7" (1.63m x 1.72m)

Family Bathroom

Cellar
12'5" x 12'1" (3.79m x 3.70m)

Workshop
11'6" x 13'9" (3.53m x 4.21m)

Private Garden

Off-Road Parking Space

FEATURES

- Two Bedroom Garden Apartment
- Mature Rear Gardens & Summerhouse
- Tastefully Decorated Throughout
- Excellent Location Moments From Seafront, Local Amenities & Transport Links
- Utility Room & Useful Cellar Space With Plenty of Potential
- Generous Lounge/Diner Equipped With Wood Burning Stove
- Elevated Position & Appealing Rear Outlook
- Long Lease Circa 993 Years Remaining
- Share of Freehold
- Council Tax Band - A

