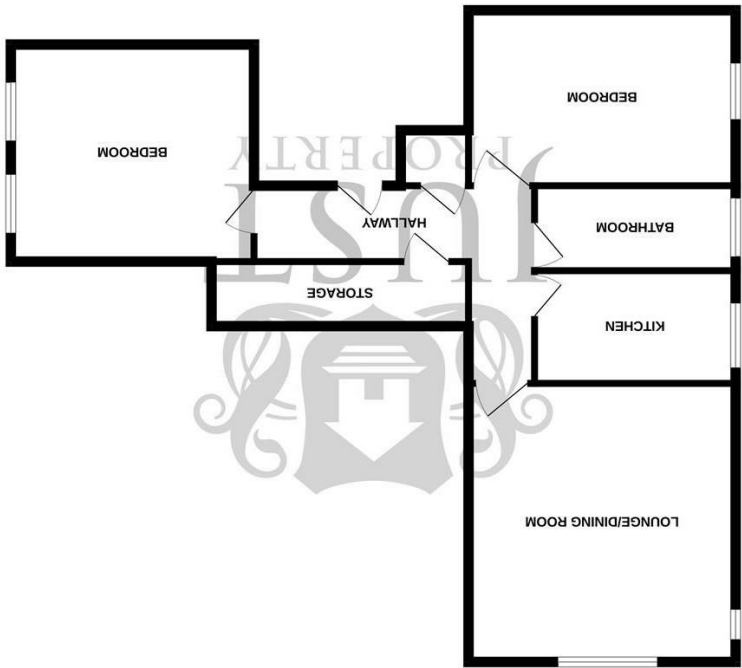




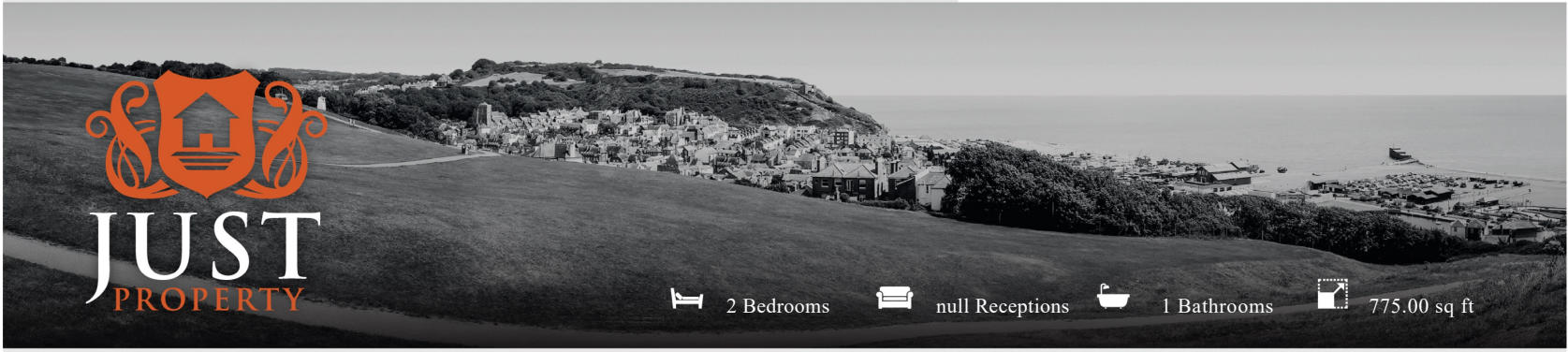
Energy Efficiency Rating			
England & Wales			
EU Directive 2002/91/EC			
Potential	Current		
		Very energy efficient - lower running costs	
		A (92 plus)	
		B (81-91)	
		C (69-80)	
		D (55-68)	
		E (39-54)	
		F (21-38)	
		G (1-20)	
		Not energy efficient - higher running costs	
		59	
69			



SECOND FLOOR



www.justproperty.net

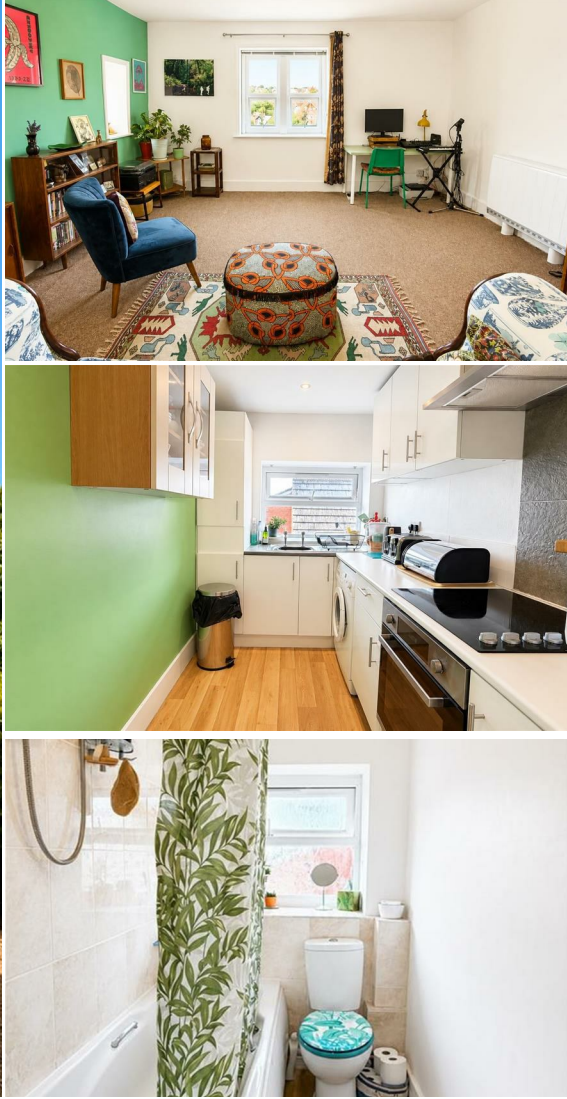


2 Bedrooms null Receptions 1 Bathrooms 775.00 sq ft

Flat 5 49 Chapel Park Road, St. Leonards-On-Sea, TN37 6JB

Leasehold

£177,500





Leasehold

£177,500

2 Bedrooms null Receptions 1 Bathrooms 775.00 sq ft

PROPERTY DETAILS

A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM APARTMENT set within an impressive detached period residence, ideally positioned within easy walking distance of local shops, St Leonards mainline railway station with direct links to London, the seafront and promenade, along with the vibrant Old Town, renowned for its independent boutiques, cafés and restaurants.

Offering bright and well-proportioned accommodation throughout, this stylish apartment enjoys an elevated position with far-reaching views across the local area towards the sea. The accommodation comprises a spacious entrance hall with built-in storage and generous eaves storage, a DUAL ASPECT LIVING/DINING ROOM filled with natural light, a fitted kitchen, two generous double bedrooms and a family bathroom.

The property is offered with an 89 YEAR LEASE and the current maintenance charge is approximately £2,200 per annum, representing 26% of the total building costs.

Whether you are looking for a permanent home or weekend retreat this fantastic apartment combines character, space and an excellent location.

Viewing is highly recommended and can be arranged by the vendors' sole agents, Just Property, on 01424 444100.

ROOM DIMENSIONS

Communal Entrance

Stairs to Second Floor

Front Door

Hallway

Storage Cupboard

Eaves Storage

Bedroom
13'11" x 12'11" (4.25 x 3.96)

Bedroom
15'1" x 9'8" (4.62 x 2.95)

Bathroom

Kitchen
11'2" x 6'2" (3.41 x 1.89)

Living / Dining Room
16'1" x 14'8" (4.92 x 4.48)

Communal Parking At Front

FEATURES

- Two Double Sized Bedrooms
- Convenient Access To Station & Amenities
- Second Floor Apartment
- Building With Original Features, inc Beautiful Stained Glass
- Great Views Towards Sea
- Ample Storage
- Fitted Kitchen
- Dual Aspect Lounge and Dining Room
- Replacement Double Glazed Windows & Efficient Heaters
- CHAIN FREE



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.