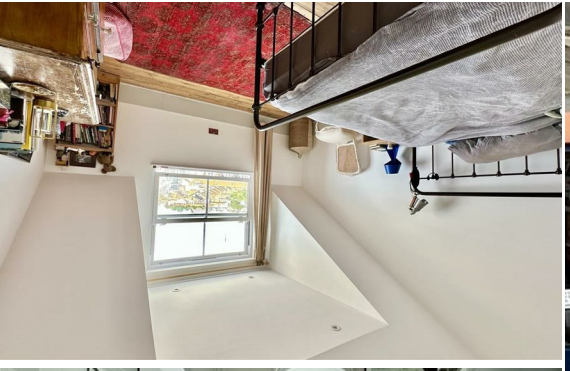








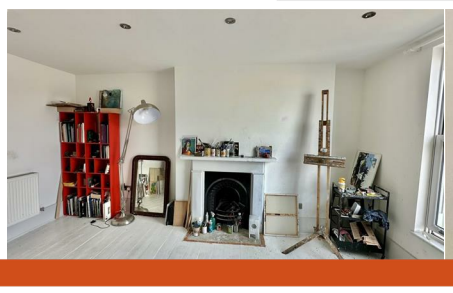

Flat 3, 69 London Road, St. Leonards-On-Sea, TN37 6AR




£280,000

Leasehold

www.justproperty.net





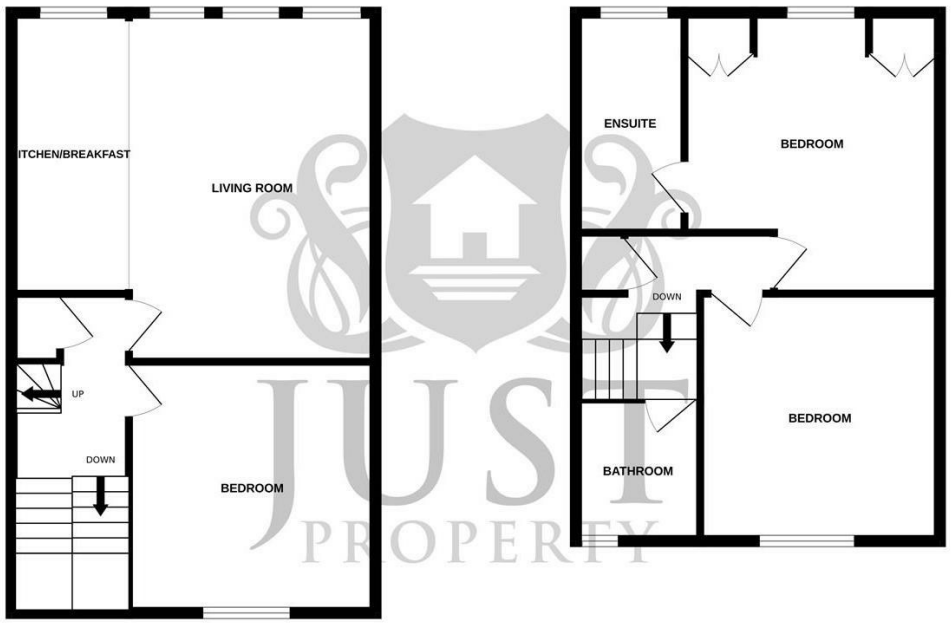


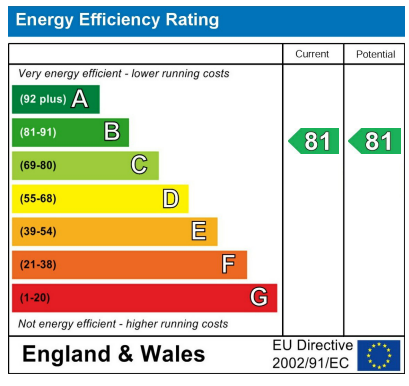
# FLOORPLANS

Flat 3, 69 London Road, St. Leonards-On-Sea, TN37 6AR

SECOND FLOOR

THIRD FLOOR

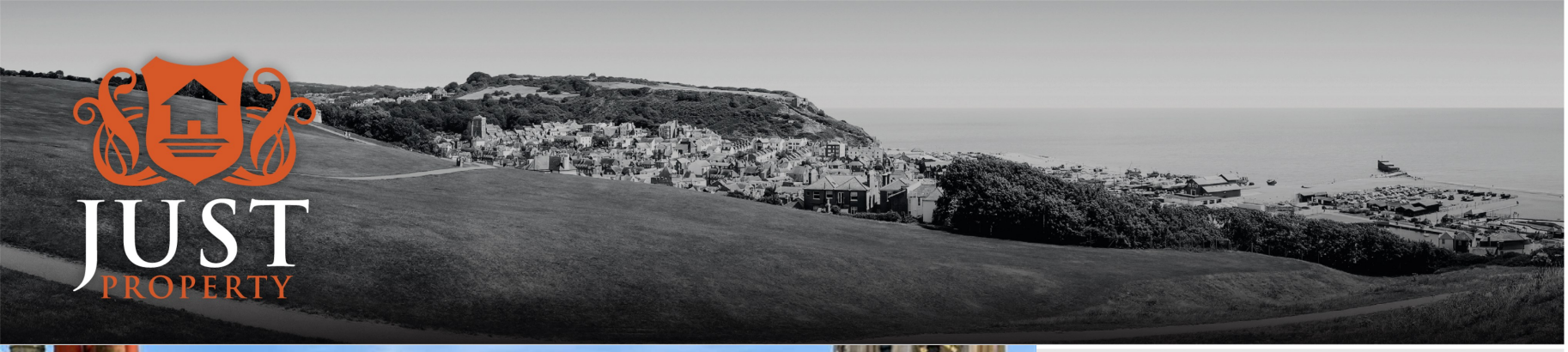



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

£280,000

3 Bedrooms | 1 Receptions | 2 Bathrooms | 1087.00 sq ft









## PROPERTY DETAILS

Just Property are delighted to bring to the market this beautifully presented three bed maisonette, occupying the second and third floors of an attractive and thoughtfully restored period building in the heart of St Leonards-on-Sea. Ideally situated within easy reach of Warrior Square railway station, the seafront and the ever-popular London Road, the property enjoys a prime central location. London Road is renowned for its excellent selection of independent shops, cafés, eateries and bars, creating a vibrant atmosphere and strong sense of community that continues to attract buyers to the area.

The accommodation has been enhanced by the current owner and offers a wonderful blend of contemporary styling and character features. Quality finishes can be found throughout, including oak worktops, original sash windows, exposed floorboards and period detailing adding charm and character.

The property feels wonderfully light and spacious, with large windows and tasteful décor throughout. From the upper floors there are attractive rooftop views extending towards the sea. The property benefits from ample storage throughout.

The accommodation comprises an entrance staircase rising to the second floor, where there is a generous landing, a well-proportioned bedroom and an impressive open-plan living space incorporating the lounge, dining area and kitchen. The top floor provides a modern family bathroom, a further double bedroom and a substantial principal guest bedroom benefiting from its own en-suite.

An internal viewing is highly recommended to fully appreciate the quality of accommodation and enviable location on offer. Please contact Just Property on 01424 444100 for more details.

## ROOM DIMENSIONS

Communal Entrance

Front Door

Stairs Up To Landing

Gallery Area

Storage Cupboard

Bedroom
15'8" x 12'0" (4.78 x 3.66)

Family Lounge
17'1" x 11'10" (5.21 x 3.61)

Open Plan Kitchen / Breakfast Area
13'9" x 5'9" (4.21 x 1.77)

Stairs Up To

Landing

Bathroom
6'7" x 6'2" (2.03 x 1.88)

Bedroom
12'2" x 11'8" (3.73 x 3.58)

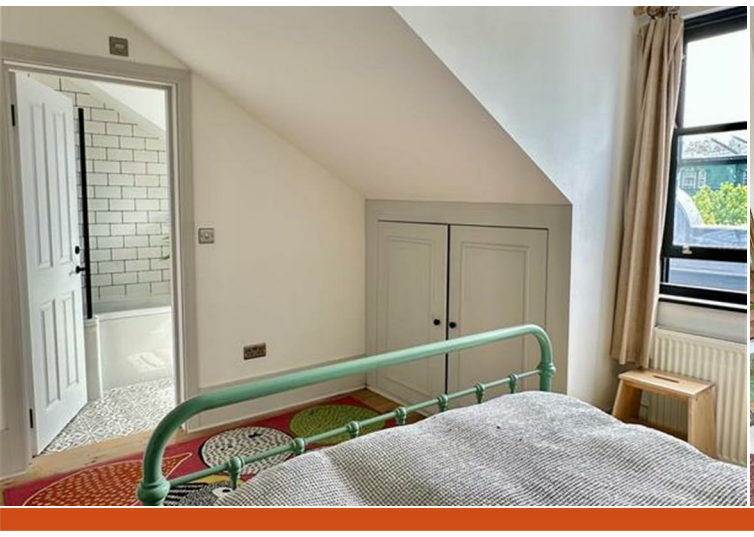
Principle Bedroom
13'6" x 7'10" (4.14 x 2.41)

En-Suite Bathroom
10'3" x 5'0" (3.13 x 1.54)

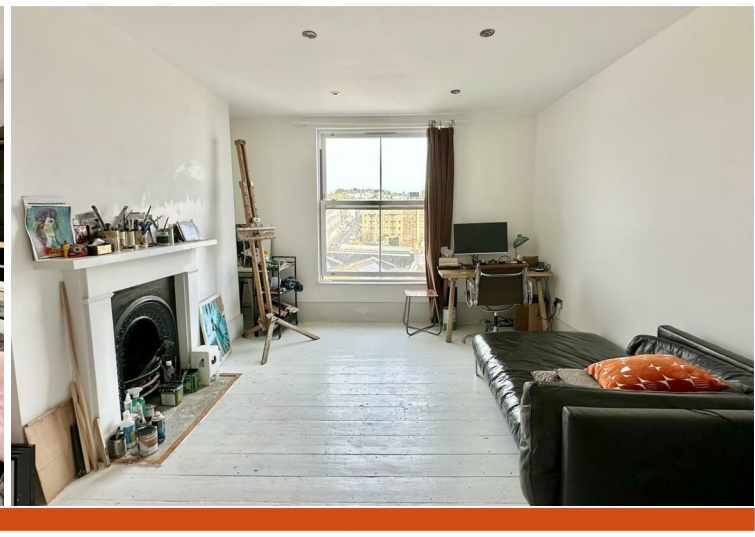
Eaves Storage Cupboards

## FEATURES

- Beautiful Maisonette In St Leonards
- Three Double Bedrooms
- Bathroom and En-Suite
- High Spec Kitchen / Breakfast Area
- Moments From St Leonards Station and Seafront
- Great Views
- 122 Year Lease
- New High Quality Development Retaining Original Features
- Light Flooded Accomodation







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.