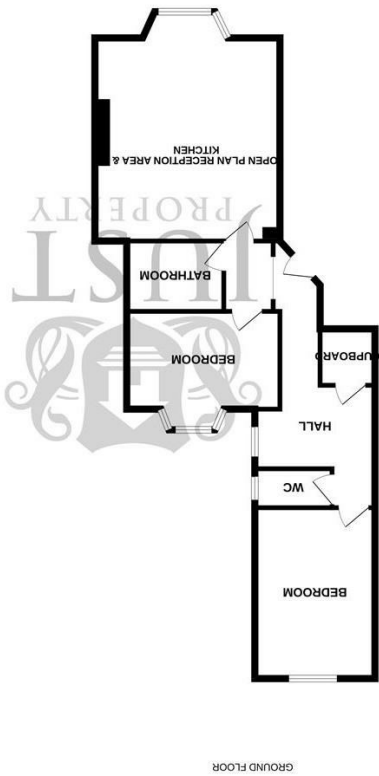




England & Wales		
EU Directive 2002/91/EC		
	Current	Potential
Very energy efficient - lower running costs	A (92 plus)	
	B (81-91)	
	C (69-80)	72
	D (55-68)	
	E (39-54)	
	F (21-38)	
Not energy efficient - higher running costs	G (1-20)	75

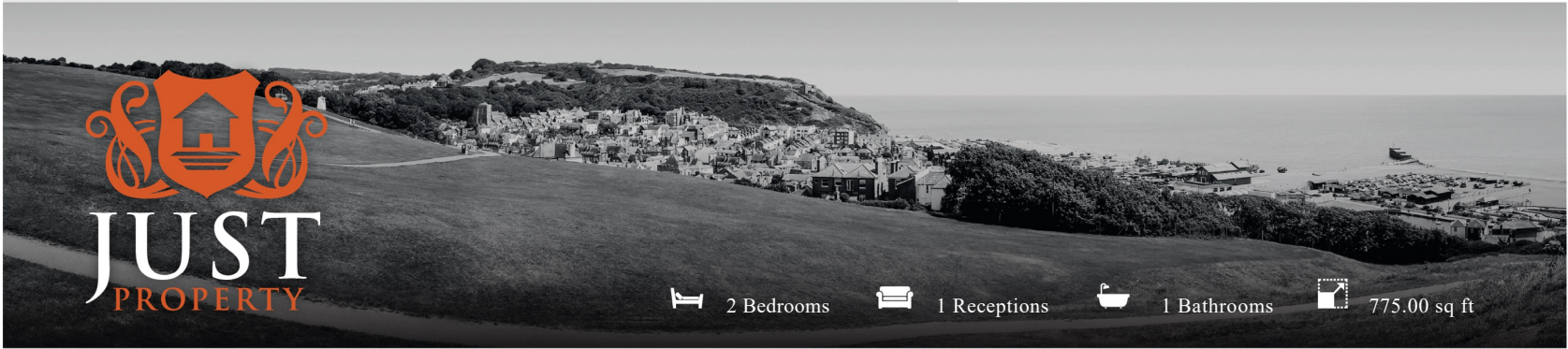
Measurements have been made to ensure the accuracy of the floorplan and area measurements. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters or information that are important to you.



FLOORPLANS

Flat 2 42 Church Road, St. Leonards-On-Sea, TN37 6HB

www.justproperty.net



Flat 2 42 Church Road, St. Leonards-On-Sea, TN37 6HB

Leasehold - Share of Freehold

£189,665





Leasehold - Share of Freehold

£189,995



2 Bedrooms

1 Receptions

1 Bathrooms

775.00 sq ft

PROPERTY DETAILS

CHAIN FREE

Located in the heart of St Leonards, this beautifully presented and spacious two double bedroom ground floor apartment is offered to the market chain free.

Ideally positioned within easy walking distance of St Leonards Warrior Square railway station, local supermarkets, independent shops, cafés, the seafront and promenade, the property also enjoys convenient access to Hastings town centre, the historic Old Town, art galleries and the iconic fishing huts.

The well-proportioned accommodation comprises a welcoming entrance hallway with a useful utility area providing space for a washing machine, two generous double bedrooms, one of which benefits from a fitted mezzanine sleeping area, a family bathroom and a separate WC.

The impressive open-plan living space is a particular feature of the property, offering excellent room proportions, high ceilings and a beautiful bay window to the front, creating a light and airy living environment. The apartment retains a number of attractive period features and further benefits from plantation shutters to the front, fitted blinds to the rear and gas central heating.

The property is being sold with a share of the freehold, with the lease currently in the process of being extended, providing additional peace of mind for the new owner.

Viewing is highly recommended to fully appreciate the size, character and superb central location of this wonderful apartment. To arrange your viewing, please contact the vendor's sole agents, Just Property, on 01424 444100.

ROOM DIMENSIONS

Ground Floor Apartment

Communal Entrance

Front Door

Hallway

Open Plan Kitchen and Living Area
21'1" x 15'1" max (6.43 x 4.62 max)

Bedroom
13'8" x 12'2" (4.17 x 3.71)

Bedroom
14'0" x 8'7" (4.27 x 2.64)

Bathroom

Separate WC

Under Stairs Storage

FEATURES

- CHAIN FREE
- Ground Floor Apartment
- Share Of Freehold - Lease being extended
- Walking Distance To St Leonards Station and Seafront
- Fitted Kitchen
- Bathroom and Separate WC
- Gas Central Heating
- Two Double Bedrooms
- Open Plan Living Areas



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.