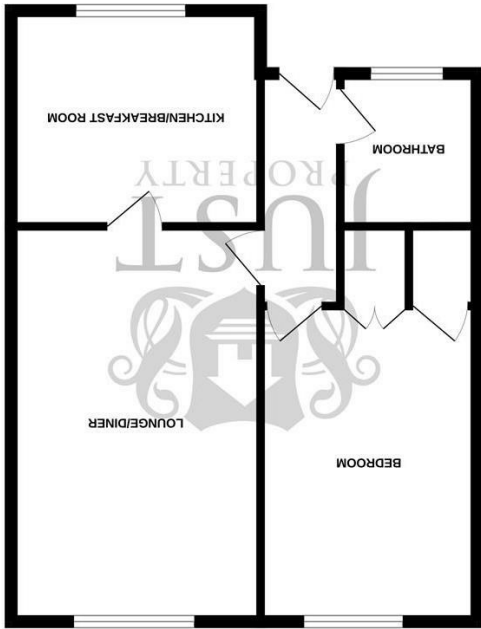




Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Very energy efficient - lower running costs
		Not energy efficient - higher running costs
		A (92 plus)
		B (81-91)
		C (69-80)
		D (55-68)
		E (39-54)
		F (21-38)
		G (1-20)
	51	
77		

Values shown have been made to ensure the accuracy of the Energy Performance Certificate. Measurements of rooms, floors, walls and other areas are approximate and no responsibility is taken for any error. 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.



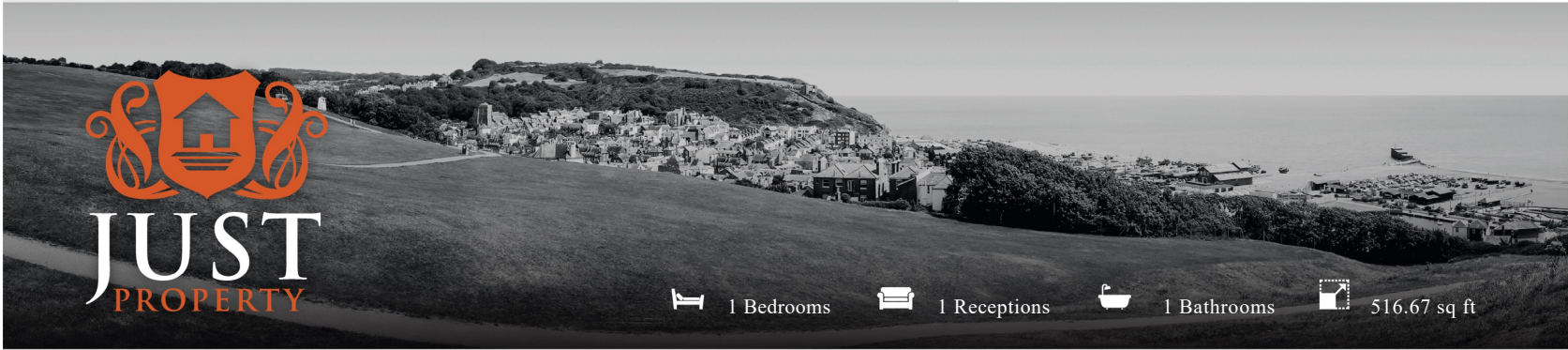
GROUND FLOOR



www.justproperty.net

Flat 5 Quarry House Quarry Hill, St. Leonards-On-Sea, TN38 0HP

FLOORPLANS



Flat 5 Quarry House Quarry Hill, St. Leonards-On-Sea, TN38 0HP

Leasehold - Share of Freehold

£162,950





Leasehold - Share of Freehold

£162,950



1 Bedrooms



1 Receptions



1 Bathrooms



516.67 sq ft

PROPERTY DETAILS

CHAIN FREE

A fantastic ground floor one-bedroom apartment, beautifully designed and immaculately presented by the current owner, offering stylish and comfortable living in a highly convenient location.

Ideally positioned within walking distance of St Leonards-on-Sea town centre, the seafront and promenade, as well as the mainline railway station, with Hastings also close by.

This chain-free property benefits from a share of freehold and the remainder of a 999-year lease, with maintenance currently set at approximately £150 per calendar month.

The accommodation comprises a spacious entrance hallway, a well-appointed bathroom, and a generous double bedroom with built-in storage. There is a fitted kitchen/breakfast room overlooking the communal gardens, along with a bright and spacious lounge/dining room enjoying pleasant views across St Leonards Gardens.

Further benefits include a modern, state-of-the-art electric heating system with smart Wi-Fi controls (similar to Hive), a garage, allocated parking, and well-maintained communal gardens that create a lovely sense of community and attract an abundance of local wildlife.

Early viewing is highly recommended via the vendors' sole agents, Just Property.

ROOM DIMENSIONS

GROUND FLOOR

Front Door

Hallway

Bathroom

5'10" x 5'11" (1.80 x 1.81)

Bedroom

13'2" x 9'10" (4.02 x 3.02)

Fitted Wardrobes

Lounge / Dining Room

16'5" x 10'7" (5.02 x 3.25)

Kitchen / Breakfast Room

10'2" x 9'0" (3.12 x 2.76)

Garage / Off Road Parking

Communal Gardens

FEATURES

- Purpose Built Building
- Ground Floor Apartment
- CHAIN FREE
- Garage and Off Road Parking
- Balance Of 999 Year Lease
- Council Tax Band A
- Share of Freehold
- Beautiful and Stylish Interiors
- Great Views
- Walking Distance To Seafront and St Leonards

