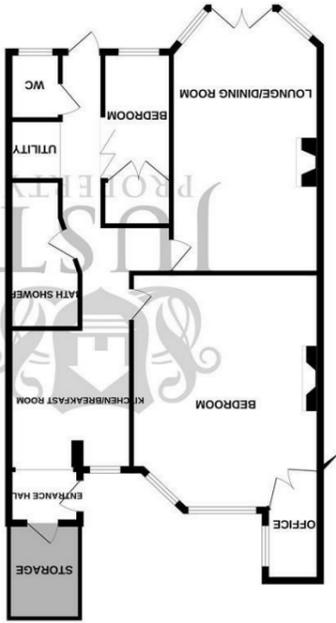


Measurements have been taken to ensure the accuracy of the floor plan and are given as a guide only. The actual measurements may vary slightly from those shown on the floor plan. The floor plan is not intended to be used as a contract or a warranty. You should obtain clarification on any matters of importance that are important to you.

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



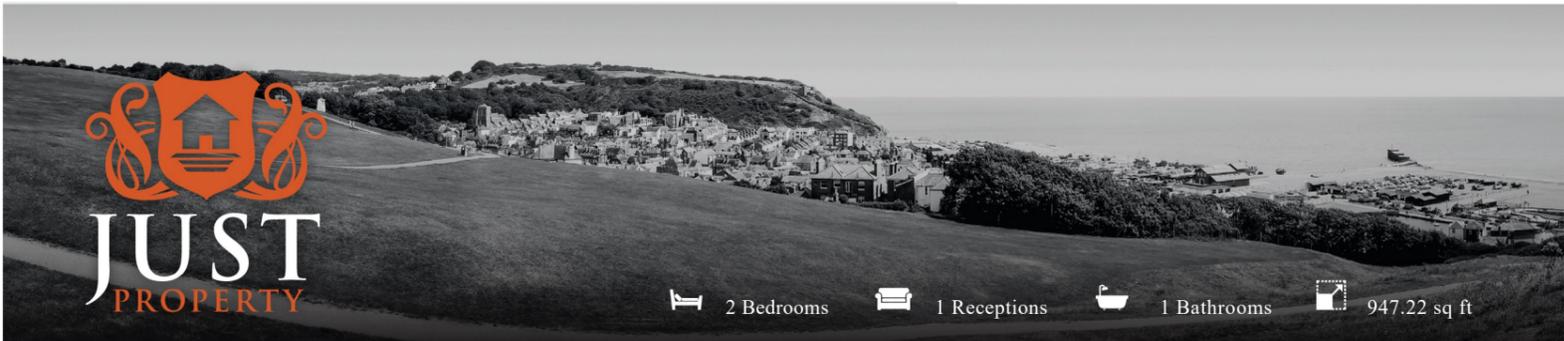
GARDEN FLOOR



Garden Flat 1, 96 London Road, St. Leonards-On-Sea, TN37 6LR

FLOORPLANS

www.justproperty.net



2 Bedrooms | 1 Receptions | 1 Bathrooms | 947.22 sq ft

Leasehold

£290,000

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Leasehold

£290,000

2 Bedrooms 1 Receptions 1 Bathrooms 947.22 sq ft

PROPERTY DETAILS

OFFERS IN EXCESS OF £290,000

A stunning two-bedroom garden apartment in the heart of St Leonards, offering space, style, and tranquillity.

This beautifully refurbished home has been thoughtfully upgraded to combine period charm with modern living. Highlights include new wiring, stylish flooring throughout, lowered ceilings with added insulation, built-in storage, and a contemporary kitchen installed in July 2024 with integrated fridge and freezer.

Step outside to your own private oasis. The rear garden has been carefully landscaped to create a peaceful retreat, complete with a pergola seating area shaded by a fruiting Sauvignon Blanc vine, a productive fruit garden, and rear access via Brittany Road. The front garden has also been redesigned, providing privacy and a welcoming sense of calm. There is even a handy shed for additional storage.

The flat benefits from its own private entrance, a 142-year lease, Right to Manage, and a low service charge currently at £100 pcm (with the seller in credit). Pets are welcome. Council Tax Band A.

Perfectly located just 10 minutes' walk from the railway station and 15 minutes from the seafront, this home blends convenience with a sense of retreat. Inside, the generous living spaces are flooded with natural light, with every room enjoying a delightful view of the garden.

Whether you're enjoying a quiet evening under the pergola, entertaining friends, or simply appreciating the serene surroundings, this flat offers the perfect balance of lifestyle, comfort, and location.



ROOM DIMENSIONS

Private Front Door

Entrance Area

Storage Room

Kitchen / Breakfast Room
10'4" x 10'0" (3.17 x 3.07)

Inner Hallway

Bedroom
19'2" x 13'4" max (5.86 x 4.08 max)

Office / Dressing Room
7'10" x 4'9" (2.40 x 1.46)

Lounge / Dining Room
21'5" x 12'0" (6.53 x 3.66)

Bath / Shower Room
12'2" x 4'11" (3.72 x 1.50)

Utility Area

Bedroom / Nursery

10'6" x 4'4" (3.22 x 1.34)

Front Garden

Rear Garden

FEATURES

- Beautiful Garden Apartment
- Stunning Principle Bedroom
- Office / Dressing Room
- Gorgeous Lounge and Dining Room
- Private Front Door
- New Fitted Kitchen with Integral Appliances
- Luxury Bath and Shower Room
- Stunning Rear Gardens
- Beautiful Plants and Shrubs and Vines
- Long Lease of 142 Years

