





Flat 4a

12-13 Highlands Mansions, St. Leonards-On-Sea

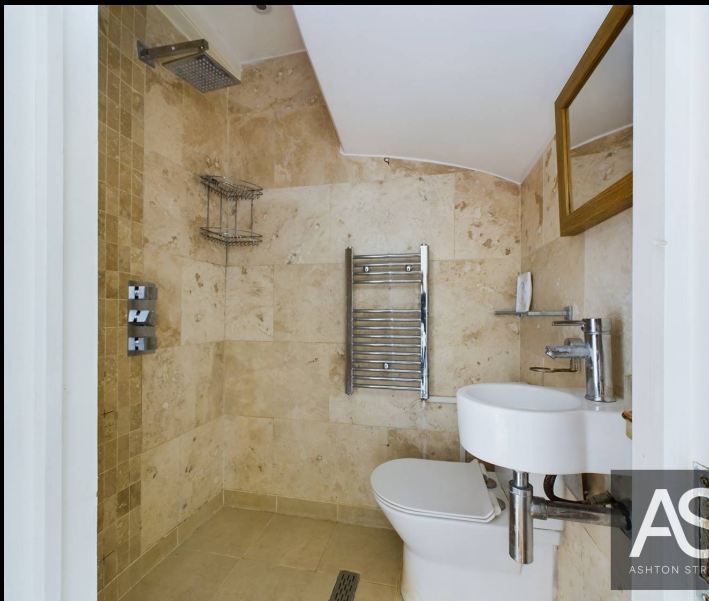
Council Tax band: A

Tenure: Share of Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- No Chain
- Main Line Train
- Sea Views
- 2 Floor Maisonette
- Private Balconies
- Central Location
- Located in a Period Building
- Wall mounted Electric Fire in Living Room
- 2 En-Suite Shower Rooms





Two-bedroom maisonette occupying the top two floors of an elegant period building, boasting three private balconies and vast sea views extending to Beachy Head. Both bedrooms benefit from en-suite shower rooms.

The accommodation features a spacious living room with double doors that lead to a south-facing balcony, offering stunning views of the English Channel and Beachy Head. The modern kitchen is equipped with fitted units, including an electric hob and oven, as well as space for a washing machine and wood-effect laminate flooring.

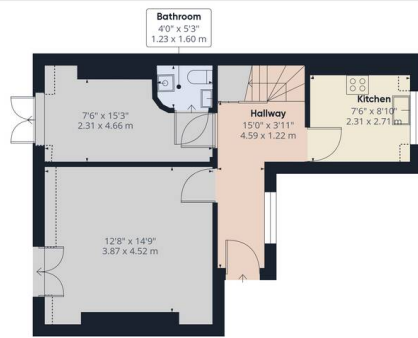
The first bedroom, located on the first floor, includes an en-suite shower room and its own private balcony. The principal bedroom is situated on the upper floor, benefiting from dual-aspect windows, an en-suite shower room, and access to another private balcony.

The maisonette is located in a popular location in St. Leonards, this property is just a short walk from the seafront and the heart of central St. Leonards, known for its selection of shops, restaurants, and bars. Warrior Square mainline station provides easy access to London, with direct connections in just over 1 hour and 20 minutes.

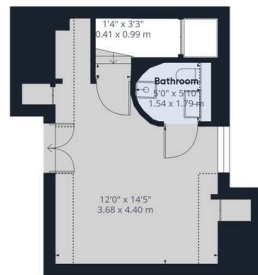
Offered with no chain, a long lease (900 years), and share of freehold (8%)

Maintenance is £1,500 per year

The property also benefits from a full re-roof done last year



Floor 0



Floor 1



Approximate total area⁽¹⁾
756.16 ft²
70.25 m²

Reduced headroom
52.85 ft²
4.91 m²

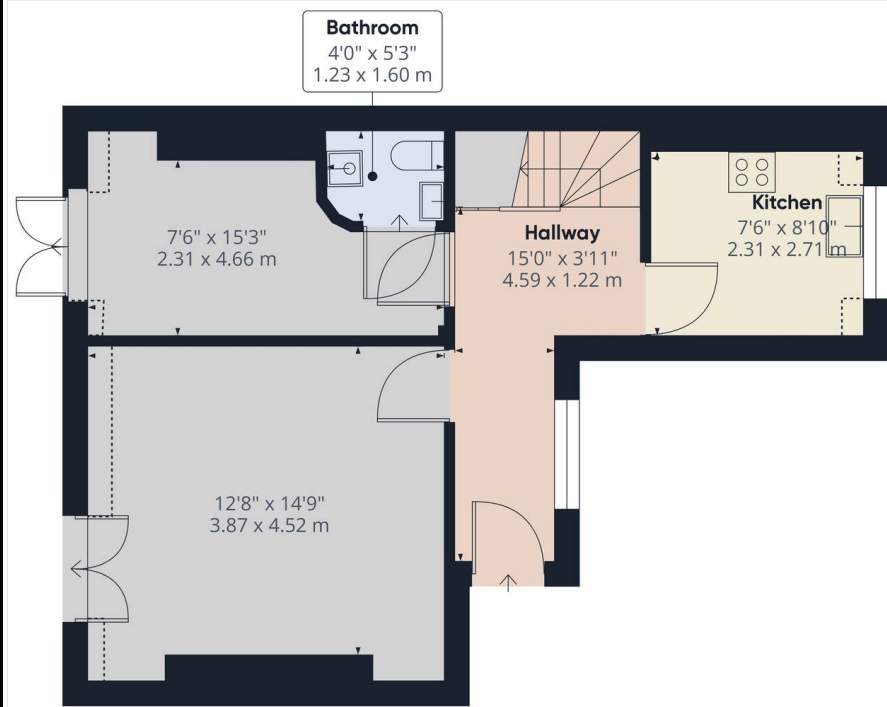
(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 0



Approximate total area⁽¹⁾
491.91 ft²
45.7 m²

Reduced headroom
14.75 ft²
1.37 m²

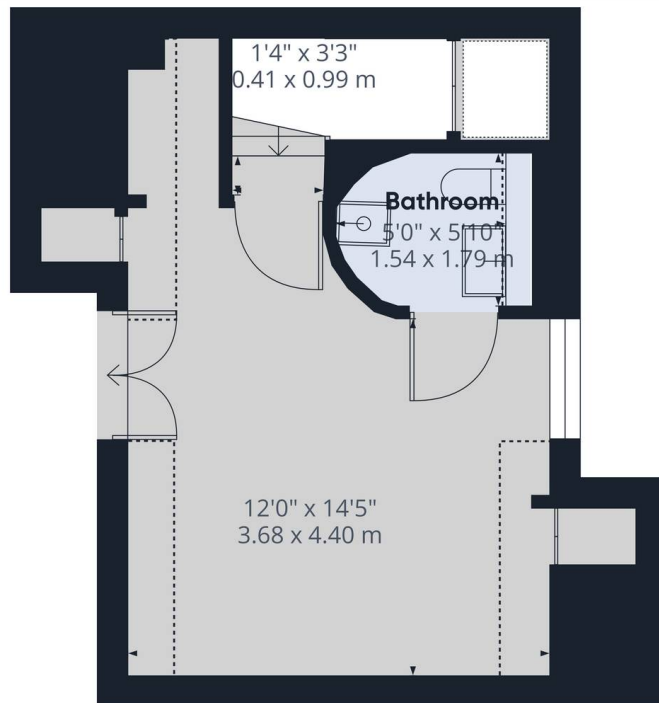
(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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Floor 1



Approximate total area⁽¹⁾
264.25 ft²
24.55 m²

Reduced headroom
38 ft²
3.53 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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