

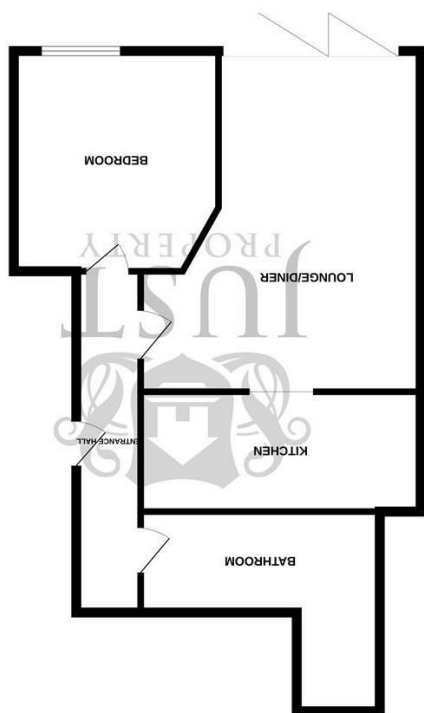
Sales particulars are intended only as general guidance. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property 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.



1 & 1A George Street, Hastings, TN34 3EA | Tel: 01424 444100 | Email: hastings@justproperty.net

| England & Wales | |
|--|-----------|
| EU Directive 2002/91/EC | |
| Current | Potential |
| 78 | 78 |
| Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs | |

Measurements have been taken to ensure the accuracy of the floor plan and area measurements. Measurements are given to the nearest millimetre. The floor plan is an illustration of the proposed layout and is not intended to be a contract. The floor plan is not intended to be a contract. The floor plan is not intended to be a contract.



GARDEN FLAT



Garden Flat 67 London Road, St. Leonards-On-Sea, TN37 6AR

FLOORPLANS

www.justproperty.net

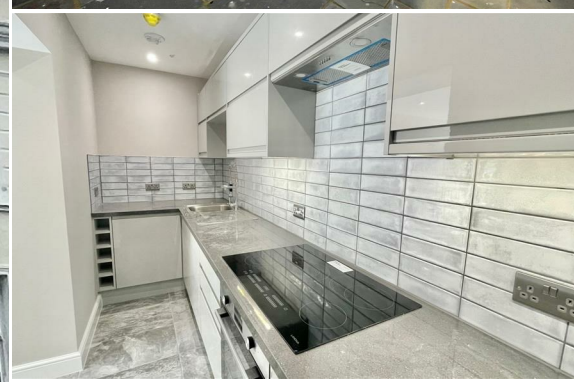
JUST PROPERTY

1 Bedrooms 1 Receptions 1 Bathrooms 559.72 sq ft

Freehold

£249,950

Garden Flat 67 London Road, St. Leonards-On-Sea, TN37 6AR





1 Bedrooms 1 Receptions 1 Bathrooms 559.72 sq ft

PROPERTY DETAILS

CHAIN FREE

Just Property are delighted to bring to the market a BRAND NEW one bedroom garden apartment, situated in a prestigious development on London Road, St Leonards.

What an amazing place in a central area of St Leonards. This property has been completely transformed by the current owner to create a light and bright open plan property being a stone's throw from the shops, cafes & boutiques of St Leonards, a 5 minute walk from Warrior Square mainline railway station connecting to London, the seafront and the beautiful St Leonards Gardens.

The property accommodation is accessed via a communal hallway with stairs leading down to a private front door, a spacious hallway, one double bedroom, an amazing bathroom with separate shower cubicle, a fitted kitchen with built-in appliances, open plan lounge and dining area with bifold doors, leading to a private rear garden.

The property comes with a brand-new 999 year lease, the maintenance is currently £100 per month and the property is available CHAIN FREE, via the vendor's choice of sole agents, Just Property.



ROOM DIMENSIONS

Communal Entrance

Stairs Down to Front Door

Hallway

14'7" x 11'6" (4.46 x 3.51)

Bedroom

11'3" x 10'2" (3.44 x 3.10)

Bathroom

11'6" x 11'1" max (3.51 x 3.39 max)

Kitchen

13'3" x 4'4" (4.04 x 1.34)

Lounge/Diner

16'0" x 13'7" (4.89 x 4.16)

Garden

Communal Bin Store

FEATURES

- CHAIN FREE
- Brand New Development
- One Bedroom
- Fitted Kitchen with Integral Appliances
- Private Garden
- Amazing Bathroom with Shower
- 999 Year Lease
- Great Communal Area
- Close To Station and Beaches
- Gas Central Heating

