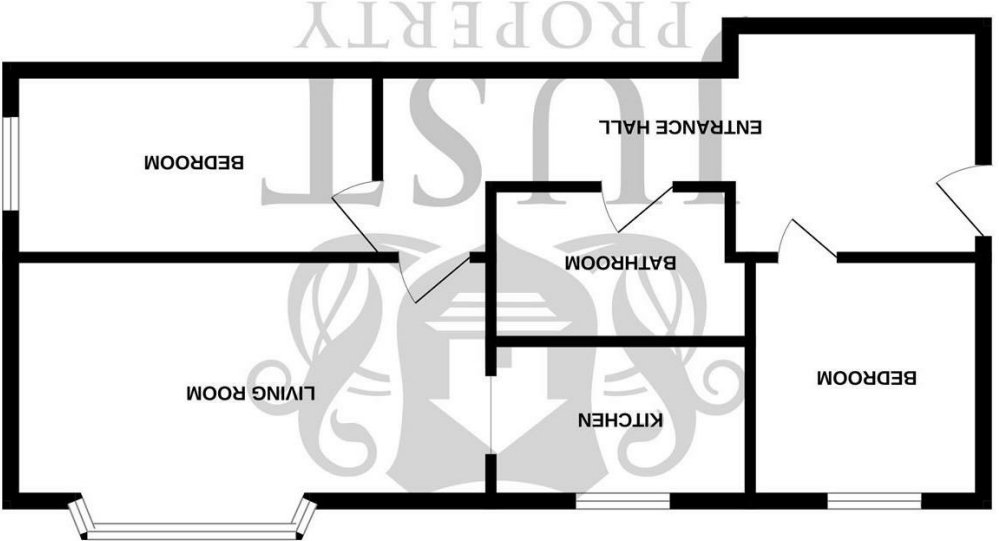


While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors. The floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. The reviewer, agent and appliances shown have been treated and no guarantee is made with respect to their operation or efficiency can be given.

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	64
Potential	76



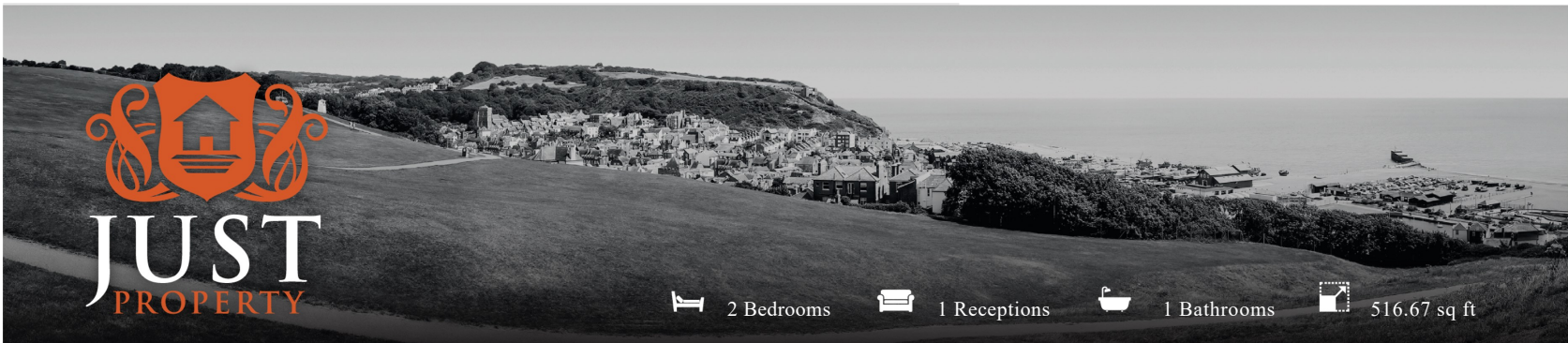
GROUND FLOOR



Flat 2, 9 The Mount, St. Leonards-On-Sea, TN38 0HR

# FLOORPLANS

[www.justproperty.net](http://www.justproperty.net)

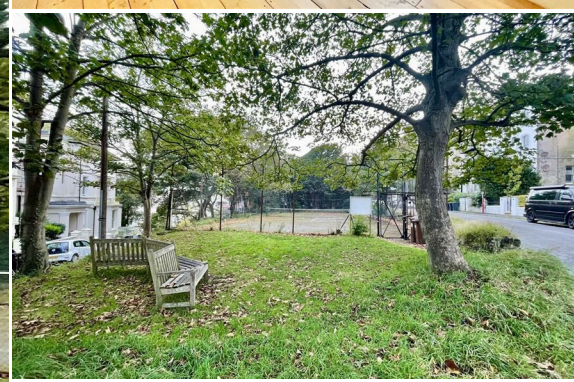


2 Bedrooms | 1 Receptions | 1 Bathrooms | 516.67 sq ft

Leasehold

**£145,000**

Flat 2, 9 The Mount, St. Leonards-On-Sea, TN38 0HR







Leasehold

£145,000

2 Bedrooms 1 Receptions 1 Bathrooms 516.67 sq ft

## PROPERTY DETAILS

\*\*\*CASH BUYERS ONLY\*\*\*

Just Property are delighted to bring to the market a two bedroom apartment set within this highly impressive period building. Located in "The Mount" which was designed by Decimus Burton and is a particularly desirable crescent set around a residents tennis court you are ideally placed to enjoy the picturesque St Leonards Gardens, Seafront as well as the numerous independent shops, eateries and galleries St Leonards has to offer.

The property comes with private entrance and also boasts kitchen, bay fronted living room, bathroom/wc and a spacious entrance hall. The property additionally benefits from gas central heating. Much of accommodation also enjoys a sunny aspect.

The property will be sold with no onward chain and vacant possession. The lease has 65 years remaining, the maintenance charge is £75 and the property can be sublet.

This is competitively priced property in a premium St Leonards location therefore viewing is highly recommended by Just Property the Sole Agents.

Council Tax A £1552



## ROOM DIMENSIONS

Private Entrance

Entrance Hall

Living Room  
4.84 x 3.98

Kitchen  
8'3" x 6'4" (2.53 x 1.95)

Bedroom  
8'6" x 7'3" (2.61 x 2.22)

Bedroom  
12'9" x 6'6" (3.90 x 1.99)

Bathroom

## FEATURES

- Two Bedroom Period Apartment
- Highly Desirable Burton St Leonards Location
- Private Entrance
- Bathroom/wc
- Gas Central Heating
- Close to Seafront & St Leonards Gardens
- Easy Walking Distance of both Norman Road and Kings Road
- Chain Free
- Vacant Possession
- CASH BUYERS ONLY

