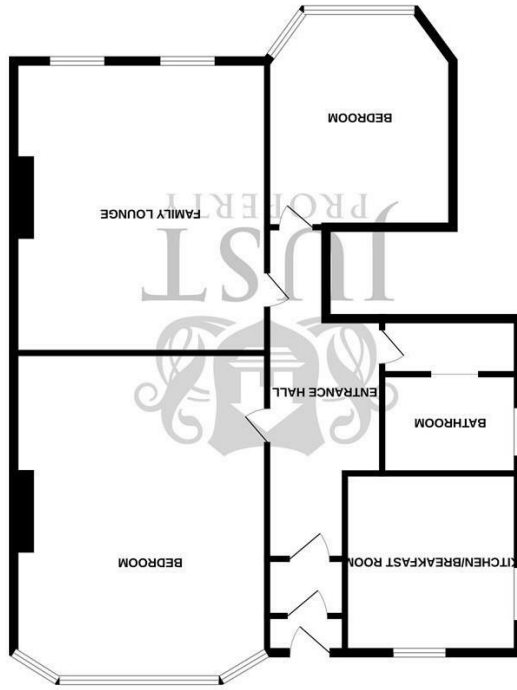
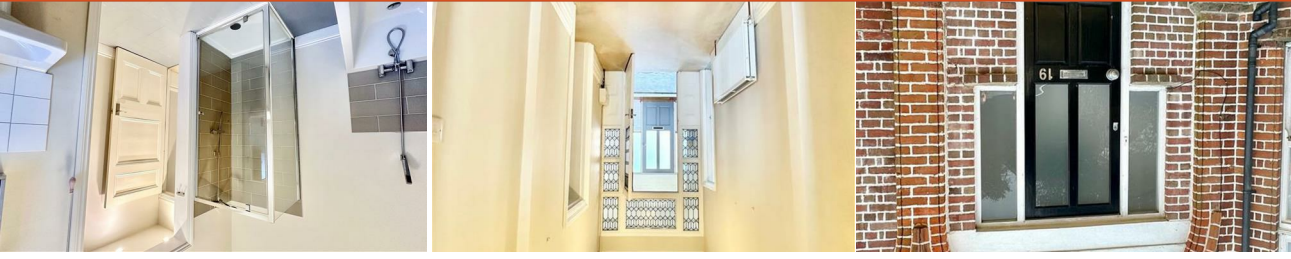


These plans have been prepared to show the general layout of the property and are not intended to be used as a contract. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of 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.

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	82



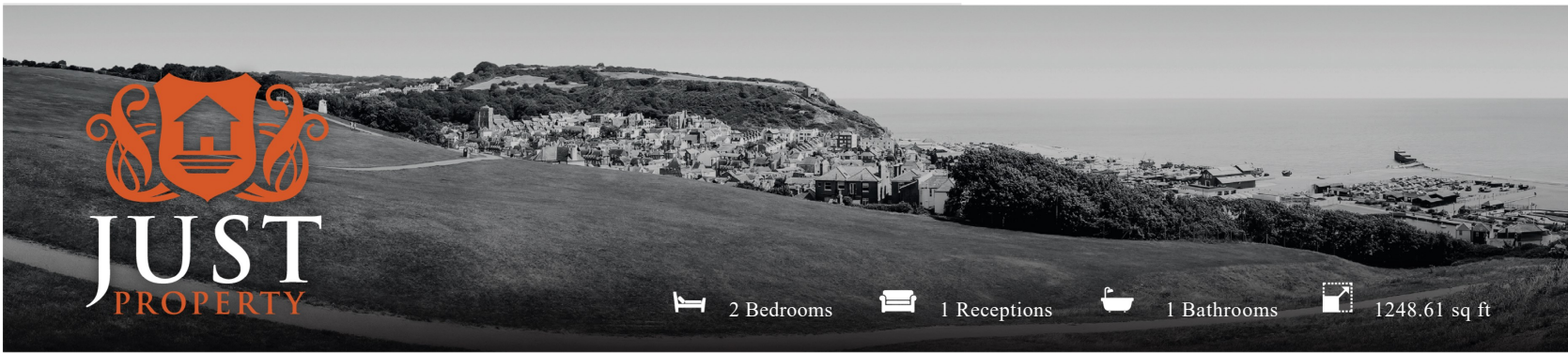
GROUND FLOOR



www.justproperty.net

Ground Floor Flat 19 Albany Road, St. Leonards-On-Sea, TN38 0LP

FLOORPLANS



2 Bedrooms | 1 Receptions | 1 Bathrooms | 1248.61 sq ft

Leasehold - Share of Freehold

£360,000

Ground Floor Flat 19 Albany Road, St. Leonards-On-Sea, TN38 0LP



PROPERTY DETAILS

CHAIN FREE

An opportunity to secure a magnificent ground floor, and spacious two bedroom apartment situated in the highly desirable Albany Road in St Leonards.

The property is positioned on the view side, providing a wonderful view of the English Channel and out towards Bexhill and Beachy Head in Eastbourne. Conveniently located within walking distance of St Leonards railway station, the fantastic selection of cafés, restaurants, and independent shops, as well as the seafront and promenade. The towns of Bexhill, Battle, Rye and Eastbourne are a short drive away.

The property accommodation is accessed by its own private front door through to an inner hallway and spacious reception area, there are two wonderful spacious double bedrooms as well as a stunning family living area measuring in excess of 7m. There is also a recently refitted family bathroom with separate shower cubicle, a well proportioned fitted kitchen breakfast room and useful boiler room area.

Further benefits of this property include a fantastic selection of original features, the ceiling height measures in excess of 3.3m.

The property comes with a share of freehold, the lease length is 120 years and maintenance is currently £100 per calendar month contribution with a significant amount in the sinking fund.

The property is available chain free by the vendors choice of sole agents, Just Property. Please call 01424 444100 to arrange a viewing of this gorgeous period property.



ROOM DIMENSIONS

Private Front Door

Entrance Vestibule

Entrance Hall

Reception Hallway
20'6" (6.27)

Bedroom
23'11" x 16'0" (7.31 x 4.88)

Bedroom
10'5" x 9'2" (3.20 x 2.81)

Family Lounge
23'5" x 16'0" (7.15 x 4.88)

Kitchen / Breakfast Room
14'2" x 9'4" (4.33 x 2.86)

Bath / Shower Room
13'7" x 11'9" (4.16 x 3.59)

FEATURES

- CHAIN FREE
- Two Spacious Double Bedrooms
- Outstanding Views
- 3.31m Ceiling Height
- Fitted Kitchen / Breakfast Room
- Bathroom with Shower Cubicle
- Share of Freehold
- Many Original Features
- Highly Desirable Location

