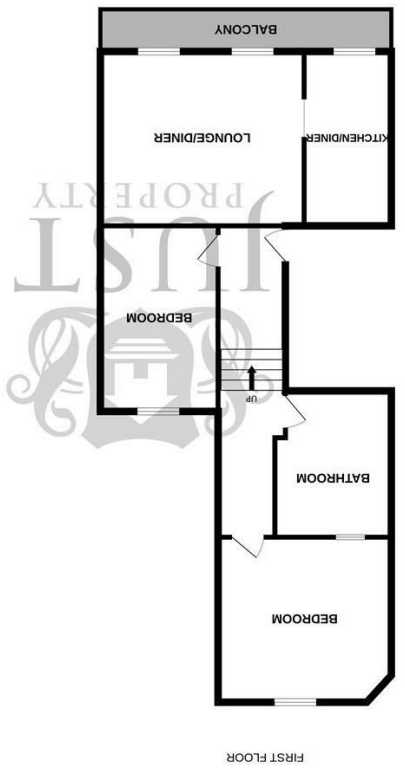


These energy ratings have been made to ensure the accuracy of the Energy Performance Certificate. The Energy Performance Certificate is a legal requirement for all buildings. The Energy Performance Certificate is a legal requirement for all buildings. The Energy Performance Certificate is a legal requirement for all buildings.

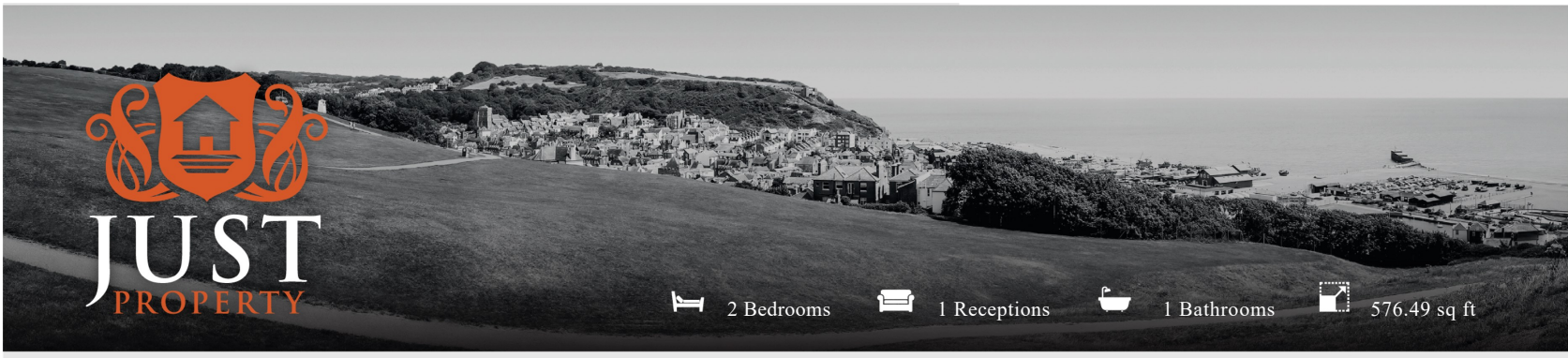
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	71
Potential	80



Flat 2 3 St Margarets Terrace, St Leonards On Sea, TN37 6EN

# FLOORPLANS

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

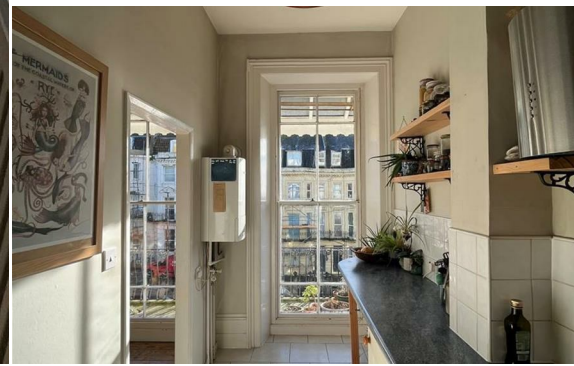


2 Bedrooms | 1 Receptions | 1 Bathrooms | 576.49 sq ft

Leasehold

# £245,000

Flat 2 3 St Margarets Terrace, St Leonards On Sea, TN37 6EN







2 Bedrooms 1 Receptions 1 Bathrooms 576.49 sq ft

## PROPERTY DETAILS

OFFERS IN EXCESS OF £245,000

A fantastic opportunity to acquire a two bedroom first floor balcony apartment, located in the heart of St Leonards on Sea within walking distance to the train station and the seafront. The property is situated along the attractive St Margaret's Terrace with an elevated position towering over St Margaret's Road giving a view to the sea and over some fine features in St Leonards. This particular property is part of a period conversion located on the first floor, some would say enjoying the most attractive proposition due to its full width balcony to the front.

Inside, the apartment offers a spacious layout with some exceptional features including the large sash windows to the front and rear, two double bedrooms and some tasteful decoration. The main room, the living room, gives you a sense of comfort and relaxation due to its fine stripped wooden floors, view to the sea and generous height to the room. The almost floor to ceiling sash windows in the living room offers access to the front balcony, a fantastic outdoor space to sit and have your morning coffee.

The building itself its well-managed by a local management company and we are advised that there are approximately 116 years remaining on the Lease, the service charges are approximately £1,440 per annum and the ground rent is £250 per annum. Viewing is considered essential with sole agents, Just Property.



## ROOM DIMENSIONS

Communal Entrance

Stairs to First Floor

Front Door

Entrance Hallway

Living Room  
13'8" x 10'11" (4.19 x 3.33)

Kitchen / Breakfast Room  
14'2" x 5'10" (4.34 x 1.78)

Balcony

Bedroom  
11'3" x 9'10" (3.43 x 3.02)

Bedroom  
13'10" x 6'9" (4.22 x 2.08)

Bathroom

## FEATURES

- Two Bedrooms
- First Floor Apartment
- Immaculate Condition
- Enjoys a Sea View
- Front Balcony
- Good Length Of Lease
- Wonderful Original Features
- Walking Distance To Seafront, Warrior Square and Station

