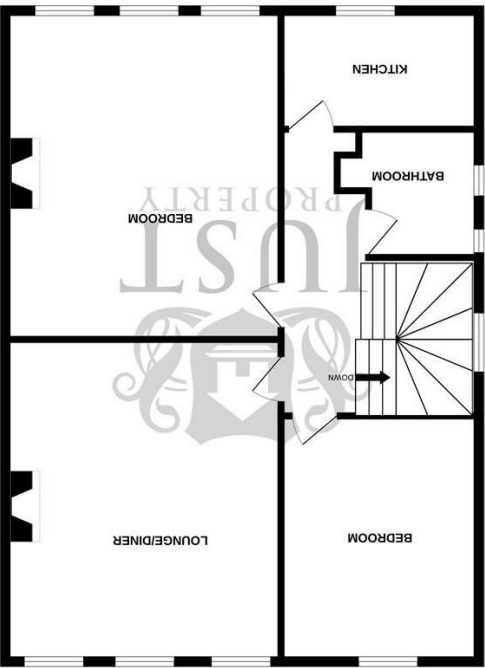


These plans have been made to show the general arrangement of the property and are not intended to be used as a contract. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Descriptions Act 1991. Nor do they constitute a contract or a warranty. You should obtain clarification on any matters of 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	79
Potential	68



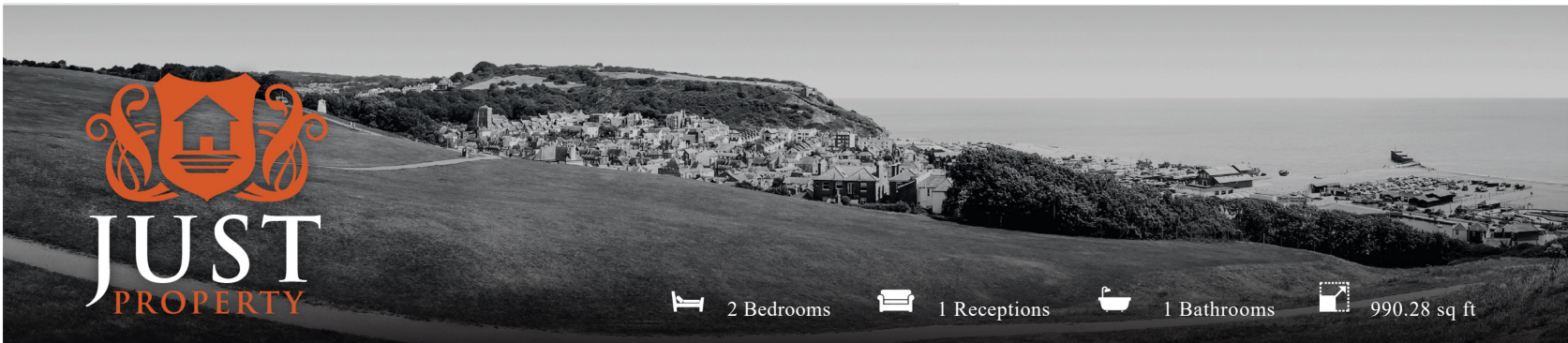
TOP FLOOR



Flat 3 64 Church Road, St Leonards on Sea, TN37 6EE

# FLOORPLANS

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



2 Bedrooms | 1 Receptions | 1 Bathrooms | 990.28 sq ft

Leasehold - Share of Freehold

£300,000

Flat 3 64 Church Road, St Leonards on Sea, TN37 6EE





2 Bedrooms 1 Receptions 1 Bathrooms 990.28 sq ft

## PROPERTY DETAILS

Just Property are pleased to bring to the market this top floor and extremely well presented and spacious two double bedroom property situated in the highly desirable central St Leonards area. The property benefits from having views from the front of the property, as well as immaculately presented interiors and a share of the freehold.

The property is conveniently located within walking distance of the seafront and promenade, the interesting and independent coffee shops, cafes and restaurants of St Leonards and the mainline railway station.

The property accommodation is access via communal staircase, leading to a front door and unique staircase, two spacious double bedrooms, a well proportioned family reception room with wood burning stove. The bathroom has recently been refitted, and there is a very attractive fitted kitchen.

Property comes with a share of the freehold, the balance of the 999 year lease, maintenance is currently £80 per calendar month and the property benefits from having many original features and gas fired central heating.

Viewing is highly recommended by the vendors choice of sole agents, Just Property.



## ROOM DIMENSIONS

Front Door

Stairs to Front Door

Stairs To Hallway

Lounge  
15'3" x 18'2" (4.67 x 5.54)

Bedroom  
11'0" x 13'6" (3.37 x 4.14)

Bedroom  
18'8" x 15'3" (5.69 x 4.67)

Kitchen  
10'9" x 6'9" (3.28 x 2.06)

Bathroom

## FEATURES

- Superb Central St Leonards Location
- Top Floor Apartment
- Two Bedrooms
- Large Spacious Reception Room
- Share of Freehold
- Balance of 999 Year Lease
- Immaculate Interiors
- Walking Distance To Station and Seafront

