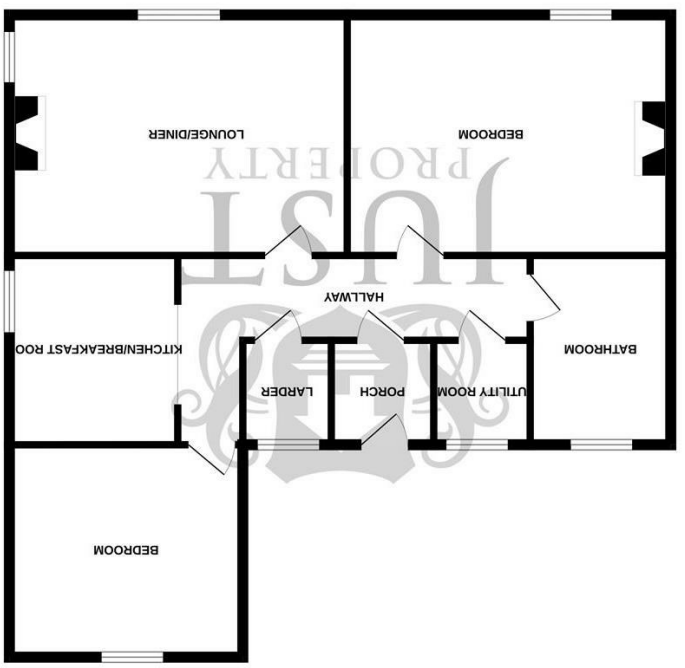




England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	59
Potential	78



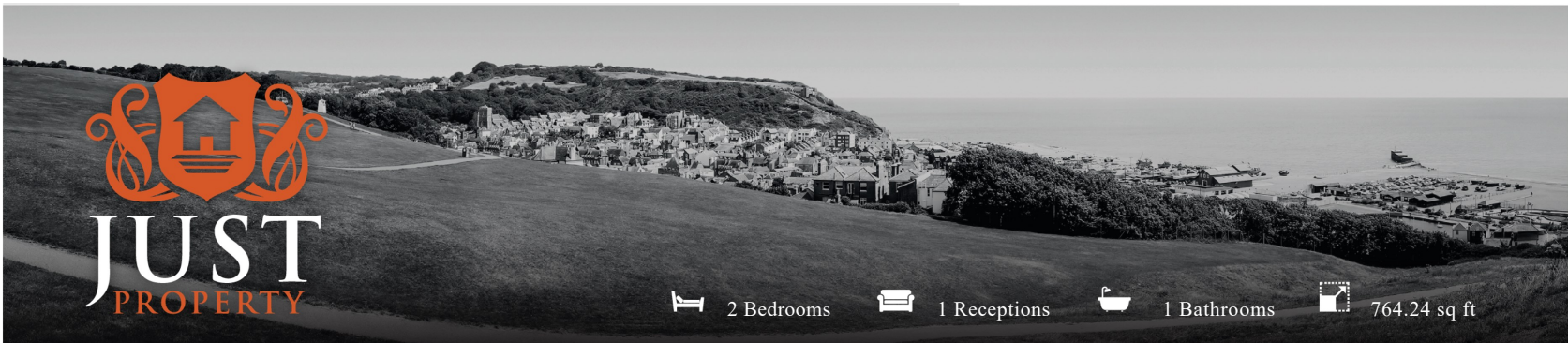
FIRST FLOOR



Flat 6 Allegria Court, Quarry Hill, St. Leonards-On-Sea, TN38 0HQ

# FLOORPLANS

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

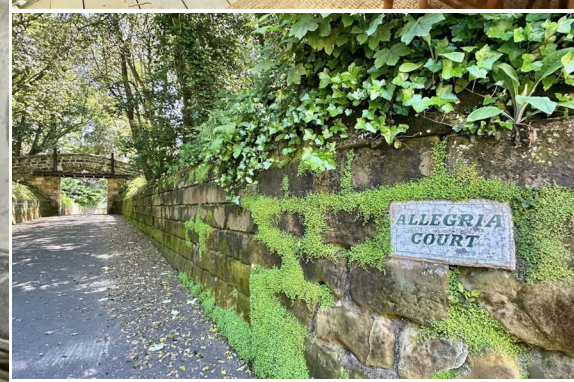


2 Bedrooms | 1 Receptions | 1 Bathrooms | 764.24 sq ft

Leasehold - Share of Freehold

£325,000

Flat 6 Allegria Court, Quarry Hill, St. Leonards-On-Sea, TN38 0HQ







2 Bedrooms 1 Receptions 1 Bathrooms 764.24 sq ft

## PROPERTY DETAILS

Welcome to this charming, first-floor apartment located in the sought-after area of Quarry Hill, St. Leonards-On-Sea. This period property boasts a delightful balance of modern living within a historical setting.

Upon entering, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. The apartment features two bedrooms, offering ample space for a small family or those in need of a guest room or home office. The bathroom is elegantly designed, providing a tranquil space to unwind after a long day.

With a generous 861 sq ft of living space, this apartment set in this Grade II listed property offers a comfortable and practical layout. The stunning interiors are sure to impress, combining style with classic charm.

One of the highlights of this property is its secluded position within the Burton St Leonards location, providing a peaceful retreat from the hustle and bustle of everyday life. Additionally, the apartment comes with parking, ensuring convenience for residents.

The communal gardens are simply breath taking, offering a serene escape where you can enjoy the beauty of nature right at your doorstep. Each apartment has adopted its own area that is looked after by the owners, providing a fantastic outdoor space.

Furthermore, the property benefits from a 999-year lease, providing long-term security and peace of mind for the future. Maintenance is £1600 per annum and there is gas central heating. Viewing is highly recommended by the vendors choice of sole agents.

Don't miss out on the opportunity to own this exquisite apartment in Quarry Hill overlooking St Leonards Gardens and sea views from the gardens. Contact us today on 01424 444100 to arrange a viewing and experience the beauty and tranquillity this property has to offer.



## ROOM DIMENSIONS

Communal Entrance

Stairs to First Floor

Front Door Porch

Hallway

Bedroom

10'2" x 10'5" (3.12 x 3.19)

Bedroom

15'4" x 13'6" (4.68 x 4.14)

Lounge / Dining Room

15'9" x 13'6" (4.81 x 4.12)

Kitchen / Breakfast Room

7'4" x 6'8" (2.25 x 2.05)

Bathroom

7'5" x 5'4" (2.28 x 1.65)

Utility Cupboard

4'4" x 2'11" (1.34 x 0.91)

Larder

4'1" x 3'1" (1.25 x 0.94)

Communal Gardens / Looked After Area

Residents Parking

## FEATURES

- Grade II Listed Building
- Lovely Original Features
- Close to Seafont of St Leonards
- Sea Views from Garden
- Adopted Garden Space
- Two Double Bedrooms
- Immaculate Interiors
- Share of Freehold and Long Lease
- First Floor Apartment

