



2 Bedrooms 1 Receptions 1 Bathrooms 1184.03 sq ft

PROPERTY DETAILS

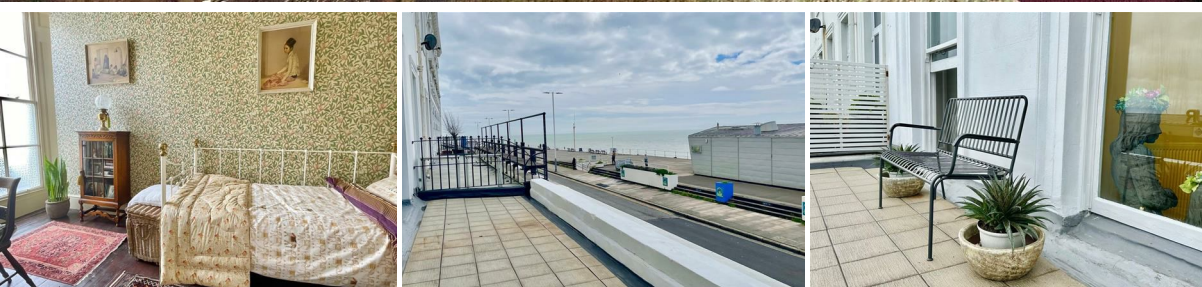
CHAIN FREE

Exceptionally well presented & in immaculate condition, Just Property are delighted to bring to the market, this spacious two bedroom hall/first floor apartment located on St Leonards seafront. This Georgian colonnade property dates back to 1829, built by James Burton the most successful property developer of the Regency era. The property was built as a seventeen room luxury dwelling house and in 1923 sympathetically converted into three beautiful apartments. Located directly opposite the seafront promenade it is within walking distance of cafes, restaurants, shops, a cinema, sailing club & art galleries. A ten minute walk from St Leonards Warrior Square railway station & five minutes from main bus routes.

The property accommodation is approached via the rear of the building, and four steps leading up to the front door. There is a wonderful entrance hallway, measuring in excess of 26ft with a family bathroom/WC, second bedroom, incredibly useful storage cupboard, utility cupboard and home office/desk area. The kitchen is of great proportions and offers a light and bright place to entertain as well. There is a very well proportioned principal bedroom with a window overlooking the rear of the property towards East Ascent, and a wonderful family lounge with a large slate fireplace and floor-to-ceiling windows. A particular feature of this property is the large sun terrace to the front of the building with views over the English Channel, and towards Beachy Head and Hastings pier.

There are a wealth of original features to the property, including ceiling roses, deep skirting boards, 7 ft doors, original wooden floors, and 11 ft high ceilings. The property benefits from having 1184 sq ft internally, a service charge of £1017 per annum, a 1/3 share of the freehold, and the remainder of the 999 year lease.

Viewing of this exceptional, sympathetic conversion of an elegant Georgian property comes highly recommended by the vendors choice of sole agents.



ROOM DIMENSIONS

Communal Entrance	Lounge
Steps To	19'7" x 15'11" (5.99 x 4.87)
Front Door	Balcony
Hallway	28 (8.53m)
26'6" (8.10)	
Bathroom	
9'5" x 5'0" (2.89 x 1.53)	
Utility Cupbaord	
Storage Cupboard	
Kitchen / Diner	
19'3" x 10'11" (5.89 x 3.34)	
Bedroom	
14'4" x 7'4" (4.37 x 2.26)	
Bedroom	
18'9" x 10'1" (5.73 x 3.09)	

FEATURES

- Georgian Seafront Apartment
- Two Bedrooms
- 1184 sq ft Of Accommodation
- 28ft x 7ft Sea Facing Balcony
- 11ft High Ceilings
- Immaculate Condition
- James Burton Grade II Listed
- Wealth Of Original Features
- One Third Share Of Freehold
- 999yr Lease

