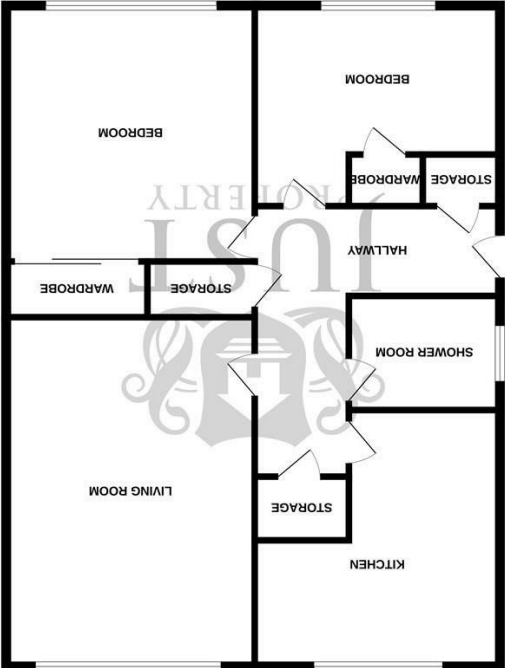


These plans have been made to show the general layout of the property and are not intended to be used as a contract. The purchaser should verify the accuracy of the plans and measurements. The purchaser should also verify the accuracy of the description of the property and the contents of the same. The purchaser should also verify the accuracy of the description of the property and the contents of the same. The purchaser should also verify the accuracy of the description of the property and the contents of the same.

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	76



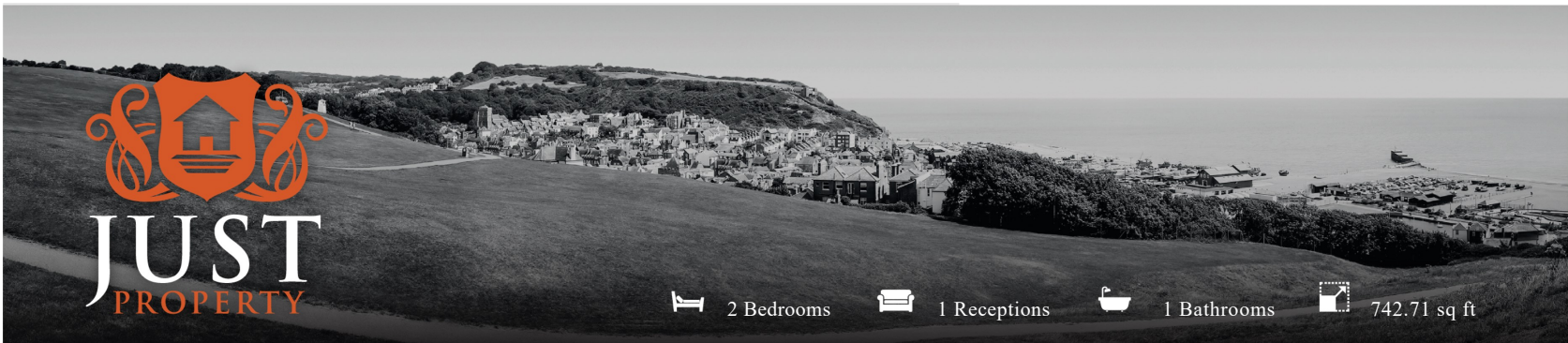
GROUND FLOOR



9 Albany Mansions Upper Maze Hill, St. Leonards-On-Sea, TN38 0YD

FLOORPLANS

www.justproperty.net



2 Bedrooms | 1 Receptions | 1 Bathrooms | 742.71 sq ft

Leasehold - Share of Freehold

£180,000

9 Albany Mansions Upper Maze Hill, St. Leonards-On-Sea, TN38 0YD





2 Bedrooms 1 Receptions 1 Bathrooms 742.71 sq ft

PROPERTY DETAILS

This spacious two-bedroom ground floor flat, situated in the highly sought-after location of Upper Maze Hill, St Leonards-on-Sea. Nestled within a well-maintained, purpose-built block, this property offers comfortable living with easy access to local amenities, parks, and the stunning seafront.

The flat features two generously sized double bedrooms, both of which benefit from built-in wardrobes, providing ample storage space while maintaining a clean, uncluttered look.

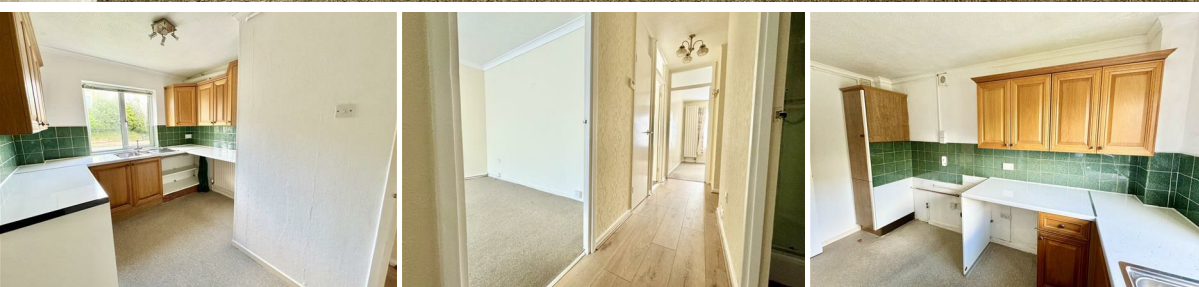
The fitted kitchen is well-appointed with plenty of cupboard space and work surfaces, and has designated space for free-standing appliances such as a fridge, freezer, and washing machine.

The walk-in shower room is designed for convenience and features a spacious shower enclosure with an electric shower, wash hand basin, and a toilet. A window ensures the space has natural light and ventilation.

The large living room is a highlight of the property, boasting a bright and airy feel thanks to the floor-to-ceiling window. This expansive window not only floods the room with natural light but also offers lovely views of the communal garden or surrounding area.

The property benefits from double glazing throughout, ensuring excellent insulation, while the gas central heating system provides warmth and comfort during the colder months. The property has a share of the freehold, 945 years remaining on the lease, and the maintenance is currently £1570 per annum.

This flat presents a fantastic opportunity to secure a home in one of the most desirable areas of St Leonards-on-Sea, offering a combination of modern living and peaceful surroundings. Early viewing is highly recommended.



ROOM DIMENSIONS

Communal Entrance

Front Door

Hallway

Bedroom

10'9" x 8'11" (3.30m x 2.73m)

Bedroom

15'6" x 10'11" (4.74m x 3.35m)

Living Room

18'0" x 11'0" (5.49m x 3.36m)

Kitchen

12'7" x 8'11" (3.85m x 2.72m)

Shower Room

5'9" x 7'2" (1.77m x 2.19m)

FEATURES

- Ground Floor Flat
- Purpose Built
- Two Double Bedrooms
- Double Glazed Throughout
- Gas Central Heating
- CHAIN FREE
- Spacious Throughout
- Share of the Freehold - 945 years remaining on lease
- Highly Sought After Location
- Internal Viewing Highly Recommended

