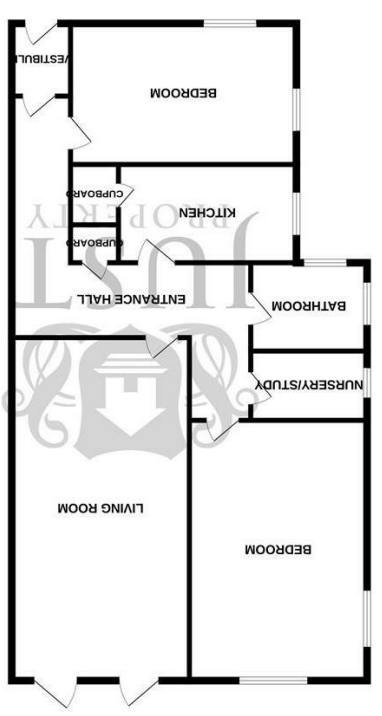


Measurements have been taken to ensure the accuracy of the floorplans and are for guidance only. The company does not accept any liability for errors or omissions. The company does not warrant the accuracy of the floorplans and is not responsible for any errors or omissions. The company does not warrant the accuracy of the floorplans and is not responsible for any errors or omissions. The company does not warrant the accuracy of the floorplans and is not responsible for any errors or omissions.

| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| 55 | 76 |
| England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G | |



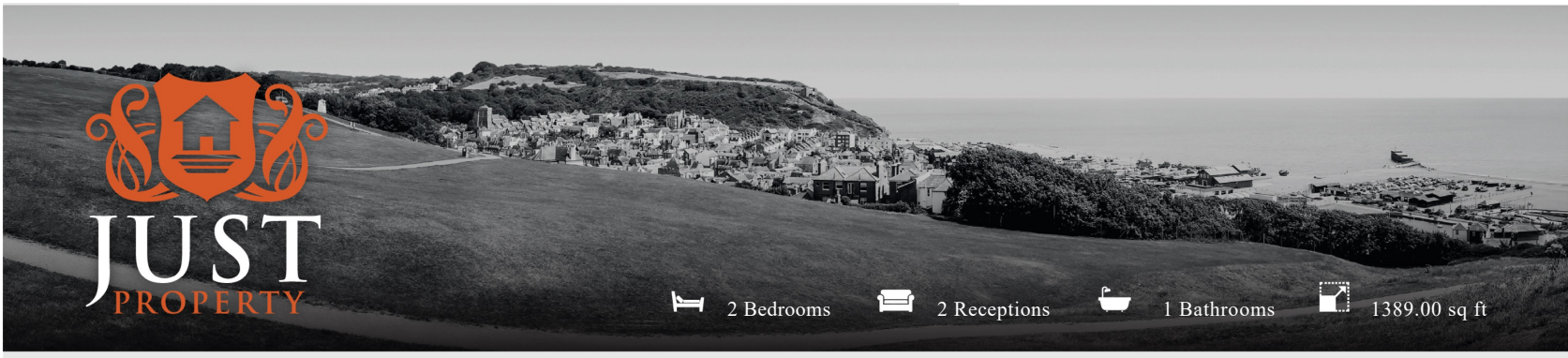
FIRST FLOOR



FLOORPLANS

10 Quebec Mansion 102 Filsham Road, St. Leonards-On-Sea, TN38 0PG

www.justproperty.net



2 Bedrooms 2 Receptions 1 Bathrooms 1389.00 sq ft

Leasehold - Share of Freehold

£320,000

10 Quebec Mansion 102 Filsham Road, St. Leonards-On-Sea, TN38 0PG





PROPERTY DETAILS

CHAIN FREE

Just Property are delighted to bring to the market a beautifully redecorated and substantial apartment with large balcony, private entrance and stunning views towards the English Channel and Beachy head.

On the first (top) floor this hugely impressive property has wonderfully proportioned accommodation throughout and also boasts magnificent living room with views and access onto balcony, two double bedrooms, quality kitchen, modern shower room/wc, entrance hall and large entrance porch. This excellent property also additionally benefits from gas central heating and double glazing.

To the outside there is a large sunny southerly aspect balcony ideal for enjoying the magnificent views, there is also a garage en bloc with parking in front too.

From this highly sought-after West St Leonards location you enjoy easy access to the railway station, seafront, as well as the many amenities of Hastings and Bexhill town centres.

Situated in a well managed building the property is to be sold with 925 years remaining on the lease and an annual service charge of £2000 per annum. This is a special apartment therefore viewing is highly recommended by Just Property the sole agents, please contact us for further information.



ROOM DIMENSIONS

Front Door

Vestibule

Hallway

Living Room
28'0" x 13'7" (8.55 x 4.15)

Terrace

Kitchen
13'7" x 7'2" (4.16 x 2.20)

Bedroom
10'2" x 12'10" (3.10 x 3.92)

Bedroom
18'3" x 10'10" (5.57 x 3.31)

Nursey / Study
9'0" x 5'3" (2.76 x 1.61)

Bathroom

Outside

Garage

Off Road Parking

FEATURES

- Truly Substantial Apartment
- Magnificent Living Room
- Two Large Double Bedrooms
- Nursery / Study
- Attractive Views
- Private Entrance
- South Facing Terrace With Views
- Impressive Entrance Hall
- Beautifully Presented
- CHAIN FREE

