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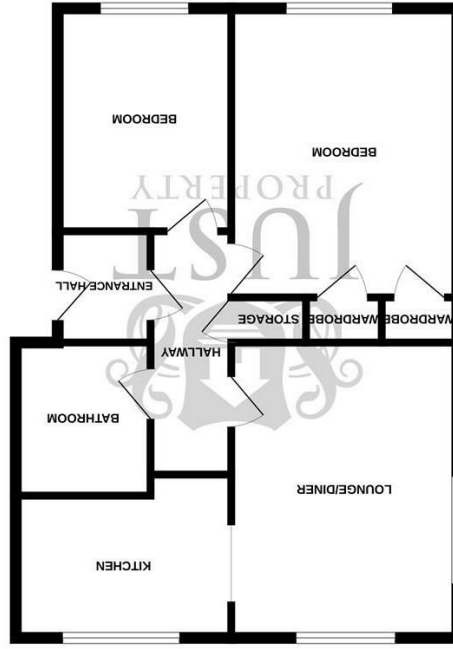
1 & 1A George Street, Hastings, TN34 3EA | Tel: 01424 444100 | Email: hastings@justproperty.net



Measurements have been taken to the best of our knowledge and belief. Measurements are given to the nearest millimetre and are not intended to be used as a contract. The company does not accept any liability for any errors or omissions. The company does not warrant the accuracy of the measurements and does not accept any liability for any errors or omissions. The company does not warrant the accuracy of the measurements and does not accept any liability for any errors or omissions.

Energy Efficiency Rating	
Potential	Current
	78
	78

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)



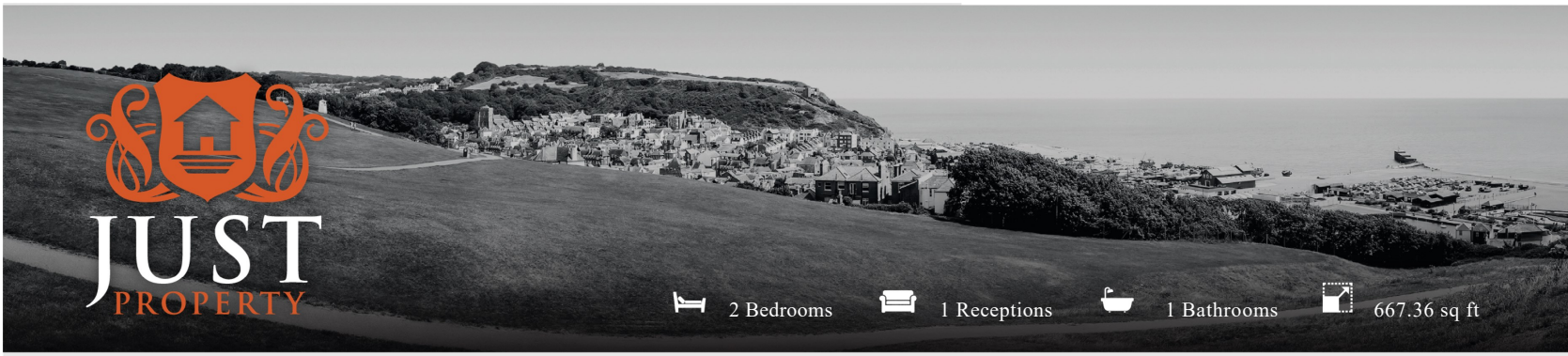
GROUND FLOOR



FLOORPLANS

6 Saffrey's Court Albany Road, St. Leonards-On-Sea, TN38 0YA

www.justproperty.net



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Leasehold - Share of Freehold

£189,650





2 Bedrooms 1 Receptions 1 Bathrooms 667.36 sq ft

PROPERTY DETAILS

This beautiful, fully refurbished two-bedroom flat is nestled in the highly sought-after area of St Leonards-on-Sea, offering a perfect blend of modern living and timeless charm. Upon entering, you'll immediately notice the meticulous attention to detail that has transformed this property into a true gem.

The flat is part of the exclusive Saffreys and Ticehurst Courts, where the residents collectively own the freehold, giving each owner a unique investment in the building's future.

The accommodation boasts a spacious, contemporary high-gloss kitchen, fitted with top-quality appliances including a double oven, gas hob, and extractor fan, complemented by sleek beech worktops and ample space for all your culinary needs. The bright and inviting lounge offers the perfect spot to unwind, filled with natural light and designed for both relaxation and entertaining.

Both bedrooms are generously sized, with plenty of room for comfortable living, while the modernized bathroom features high-end finishes for a luxurious touch. Practicality is key, with abundant storage throughout the flat, ensuring a clutter-free and organized living space.

This beautiful property combines style, functionality, and a prime location, making it an exceptional opportunity for those seeking a premium home in St Leonards-on-Sea.

We have been advised the property comes with a share of the freehold, and the balance of the 999 year lease. Maintenance is currently around £850 per annum



ROOM DIMENSIONS

Front Door

Entrance Hall

Hallway

Bedroom

11'6" x 7'1" (3.51m x 2.18m)

Bedroom

14'7" x 9'6" (4.45m x 2.90m)

Living Room

15'1" x 10'2" (4.62m x 3.10m)

Kitchen

10'0" x 7'8" (3.07m x 2.34m)

Bathroom

6'3" x 6'2" (1.91m x 1.88m)

FEATURES

- Two Bedroom Flat
- Purpose Built Block
- Modern Throughout
- Double Glazed
- Share Of Freehold
- Sought After Location
- Communal Gardens
- Allocated Parking
- Walking Distance To Station, Shops & Seafront
- Internal Viewing Highly Recommended

