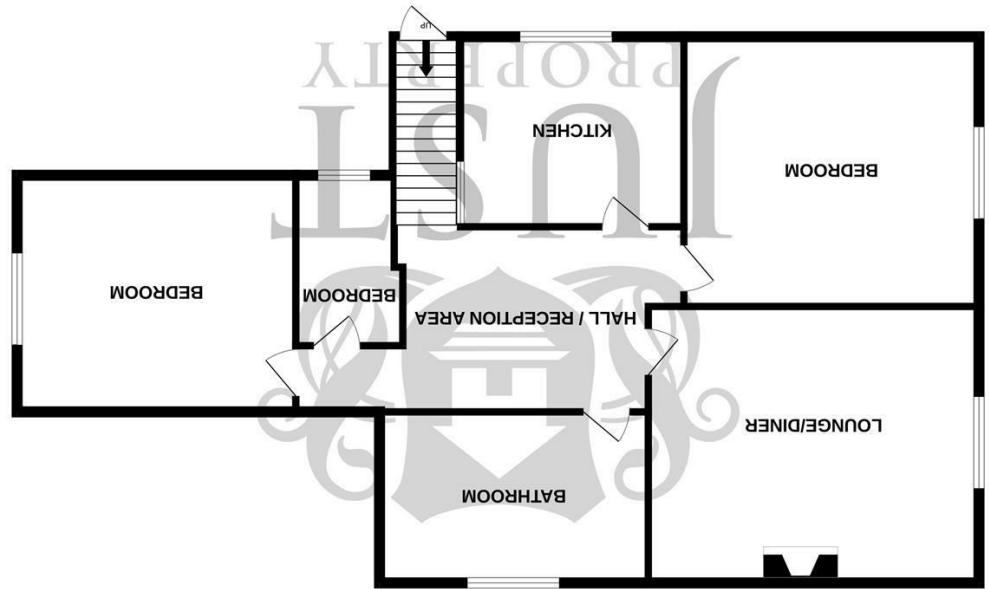


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	61
Potential	79



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other area are approximate and no responsibility is taken for any errors. The floorplan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given. Made with Metropix 2024

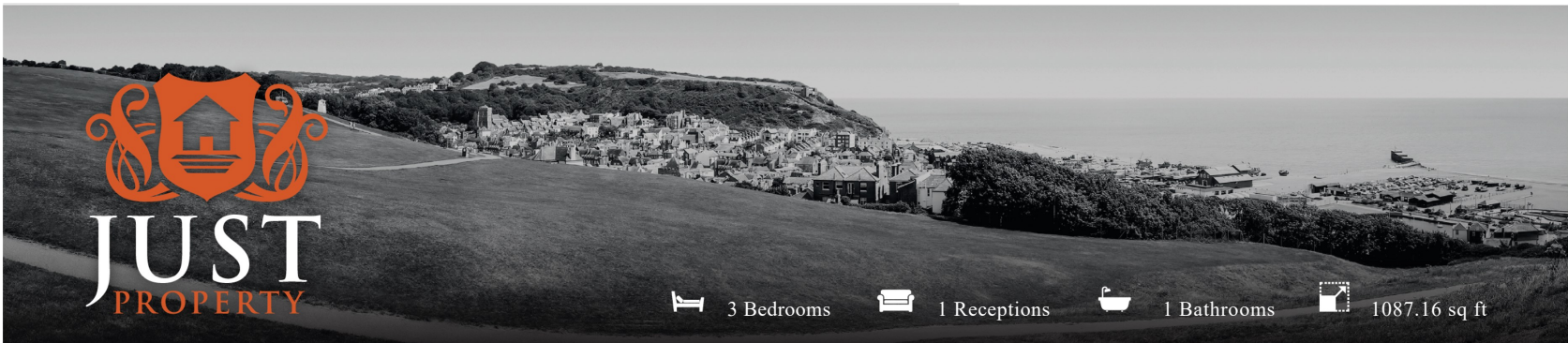
SECOND FLOOR



24c Albany Road, St. Leonards-On-Sea, TN38 0LN

FLOORPLANS

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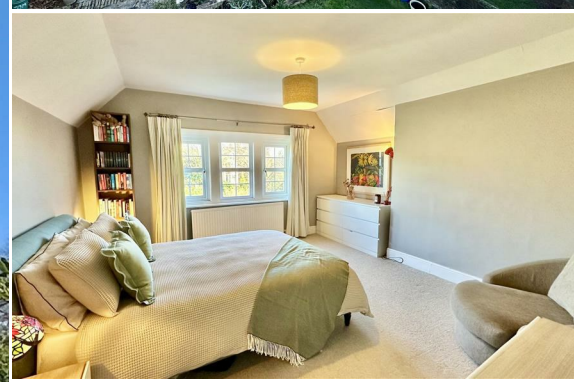


3 Bedrooms | 1 Receptions | 1 Bathrooms | 1087.16 sq ft

Leasehold - Share of Freehold

£340,000

24c Albany Road, St. Leonards-On-Sea, TN38 0LN





3 Bedrooms 1 Receptions 1 Bathrooms 1087.16 sq ft

PROPERTY DETAILS

Nestled in one of the most desirable roads in St Leonards, this exceptionally well-presented top-floor three-bedroom apartment offers an exquisite blend of period charm and modern convenience, all set against a breath-taking backdrop of panoramic sea views. From the English Channel to Beachy Head, the vistas are simply unparalleled.

The apartment spans the entire second floor and boasts a thoughtfully designed layout. The sitting room/diner, measuring an impressive 17'9" x 14'10", is a welcoming space perfect for relaxing or entertaining, with large windows framing the stunning sea views. The re-fitted kitchen is both stylish and functional, featuring high-quality built-in appliances and ample workspace.

The master bedroom is a true sanctuary, offering serene sea views that extend towards Eastbourne. Two additional bedrooms include a versatile third bedroom/study, ideal for home working, and a bright second bedroom, making the property perfect for families or professionals.

The luxurious bathroom is a standout feature, boasting a roll-top freestanding bath, a separate shower cubicle, and generous proportions. Adding to the appeal, an open galleried landing serves as a flexible space, ideal as a dining area or reading nook.

Externally, the property offers practical benefits such as off-road parking via a gravel driveway at the front. Residents can also enjoy the use of a tranquil communal garden, beautifully enclosed by a period wall.

Additional advantages include gas-fired central heating and double glazing. The property is sold chain-free, comes with the balance of the 999-year lease, and includes a one-third share of the freehold, ensuring long-term peace of mind for its new owner.

This exceptional apartment, combining timeless elegance and modern living, must be viewed to fully appreciate its unique qualities. Don't miss the opportunity to secure



ROOM DIMENSIONS

Front Door	Bedroom/Study 9'0 x 5'0 (2.74m x 1.52m)
Communal Entrance Hall	Luxury Bath/ Shower Room 14'0 x 9'0 (4.27m x 2.74m)
Stairs to First Floor	Communal Garden
Entrance Door	Off-Road Parking
Stairs to Second Floor	
Hall / Reception Area 11'10 x 10'0 (3.61m x 3.05m)	
Lounge / Diner 17'9 x 14'10 (5.41m x 4.52m)	
Kitchen 11'10 x 10'0 (3.61m x 3.05m)	
Bedroom 16'0 x 14'8 (4.88m x 4.47m)	
Bedroom 14'0 x 12'7 (4.27m x 3.84m)	

FEATURES

- Second Floor Apartment
- Three Spacious Bedrooms
- Outstanding Sea Views
- 17'9 x 14'10 Lounge
- Residents Parking
- Communal Gardens
- Balance 999 Year Lease
- Share of Freehold
- Beautifully Presented
- Luxury Bath and Shower Room

