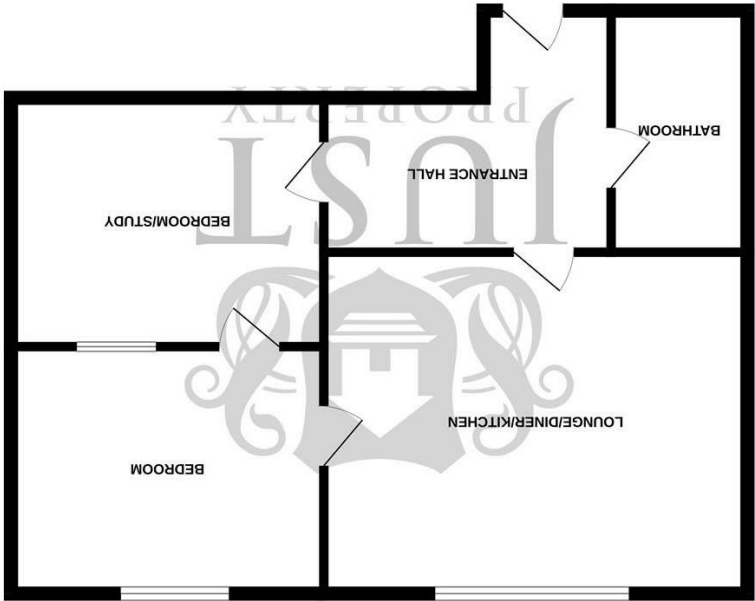




Model every attempt has been made to ensure the accuracy of the floorplan contained herein. Measurements of rooms, corridors and other areas are approximate and no responsibility is taken for any errors, omissions or misstatements. The services, fixtures and appliances shown have not been inspected and no guarantee is made as to their condition or availability. The floorplan is for information only and should not be relied upon for any other purpose. It is not a contract and does not constitute an offer.

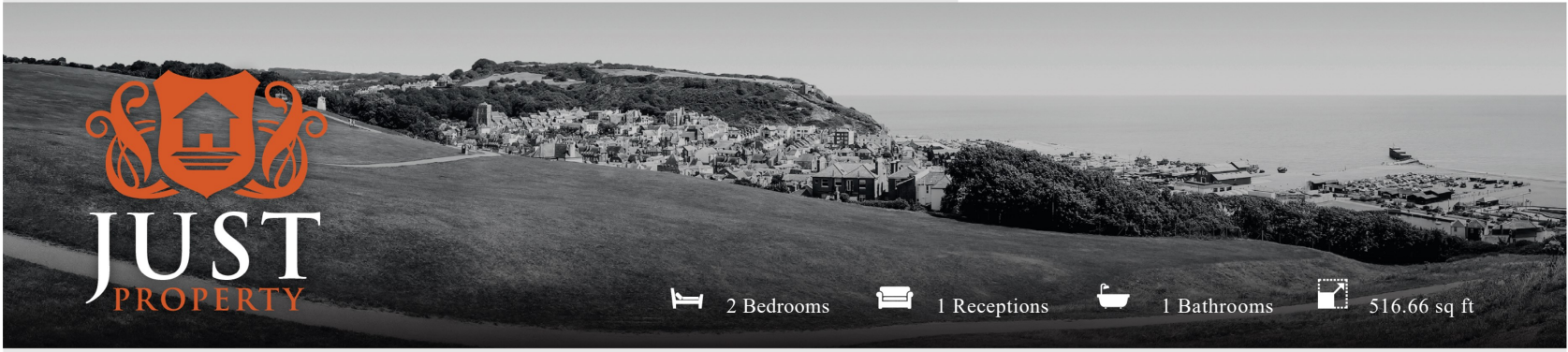
England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating		
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
Current	77	Potential 80



GROUND FLOOR



www.justproperty.net



2 Bedrooms 1 Receptions 1 Bathrooms 516.66 sq ft

Leasehold

£159,950

Flat 18 Ashley Court Terrace Road, St. Leonards-On-Sea, TN37 6BN





Leasehold

£159,950



2 Bedrooms



1 Reception



1 Bathrooms



516.66 sq ft

PROPERTY DETAILS

CHAIN FREE

Enviably positioned within an elegant, converted period building on sought-after Terrace Road, this beautifully presented second floor two-bedroom flat offers an exceptional blend of historic charm and modern comfort.

Generously proportioned throughout, the property boasts UPVC double glazing, gas central heating, and large windows that flood the open-plan kitchen/lounge/diner with an abundance of natural light—creating a bright and inviting living space ideal for entertaining or relaxing.

Both bedrooms are well-sized, offering excellent comfort and versatility, while the stylish family bathroom is finished to a high standard. Additional benefits include convenient loft storage, perfect for keeping your living space clutter-free.

Positioned just moments from the tranquil beauty of Warrior Square Gardens and the glorious St Leonards seafront, this property enjoys a prime coastal location with easy access to local cafes, boutiques, and transport links.

This property presented a very rare opportunity to secure a spacious and refined home in one of St Leonards' most desirable settings. For viewings, please contact the vendors chosen sole agents, Just Property.



ROOM DIMENSIONS

Communal Entrance

Front Door

Entrance Hall

9'3" x 12'7" (2.83m x 3.86m)

Bathroom

8'0" x 4'6" (2.45m x 1.39m)

Open Plan Lounge/Kitchen/Diner

14'5" x 14'4" (4.41m x 4.39m)

Bedroom

10'8" x 10'2" (3.26m x 3.12m)

Bedroom

8'3" x 10'9" (2.52m x 3.28m)

Loft Space

FEATURES

- CHAIN FREE
- Second Floor Apartment
- Two Double Bedrooms
- Spectacular Seafront Location
- Close To Mainline Station & Local Amenities
- Useful Loft Space
- Long Lease of 150 Years Remaining
- Service Charge £2,262 Per Annum
- £80 Annual Ground Rent
- Council Tax Band A

