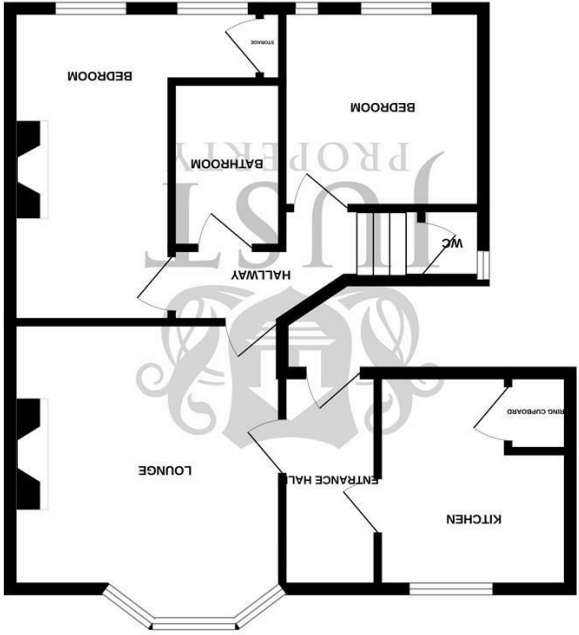




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Potential	Current
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
44		
79		

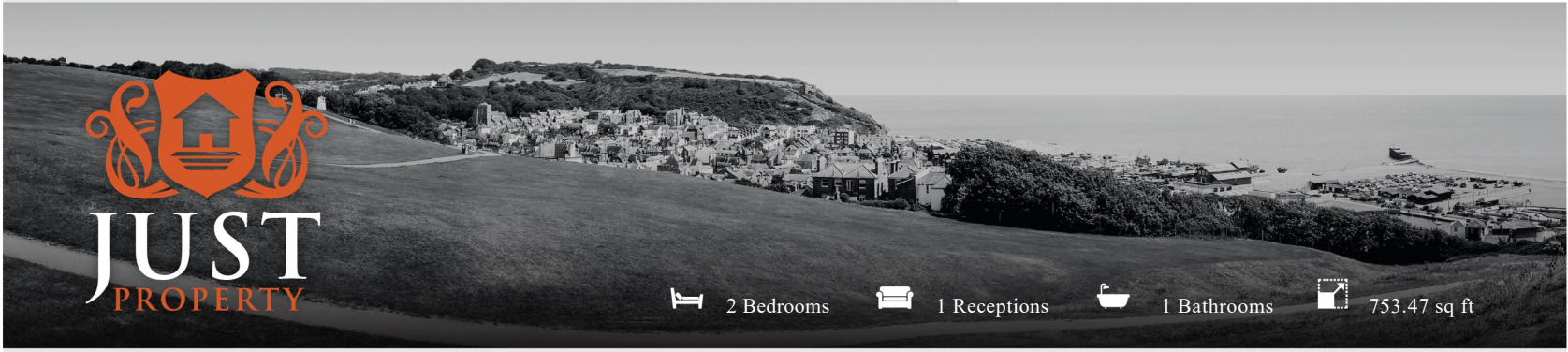


FIRST FLOOR

## FLOORPLANS

First Floor Flat 68 Church Road, St. Leonards-On-Sea, TN37 6EE

[www.justproperty.net](http://www.justproperty.net)

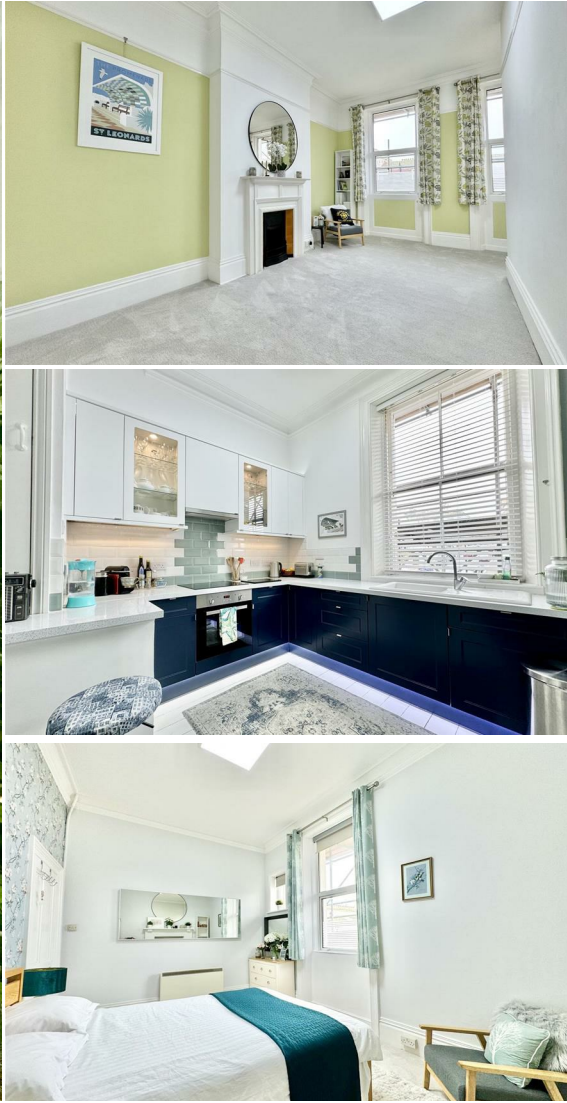


2 Bedrooms 1 Receptions 1 Bathrooms 753.47 sq ft

Leasehold

£269,950

First Floor Flat 68 Church Road, St. Leonards-On-Sea, TN37 6EE







Leasehold

£269,950

2 Bedrooms 1 Receptions 1 Bathrooms 753.47 sq ft

## PROPERTY DETAILS

\*\*\*CHAIN FREE\*\*\*

Just Property is delighted to present this immaculately presented two-bedroom first floor flat, ideally situated on the ever-popular Church Road, St Leonards-on-Sea.

Located just a short stroll from local amenities, the seafront, and excellent transport links, this charming home seamlessly blends period elegance with modern comforts. Brimming with character, the property features high ceilings, generous room proportions, and beautiful bay windows that fill the space with natural light.

Upon entering, you're welcomed by a spacious entrance hall, setting the tone for the light and airy feel found throughout. The recently refurbished kitchen is thoughtfully designed and offers a stylish, practical space for both cooking and dining.

Leading off the hallway is the expansive lounge — a bright and inviting room, perfect for relaxing or entertaining, with striking bay windows as its focal point.

To the rear of the flat, you'll find two generously sized double bedrooms, providing peaceful and private retreats. A well-appointed family bathroom, separate WC, and ample storage complete the accommodation.

With its blend of classic features and contemporary updates, this impressive property is a must-see for those seeking charm, space, and convenience in the heart of St Leonards.

To arrange access, please contact the vendors' chosen sole agents, Just Property.



## ROOM DIMENSIONS

Communal Entrance	WC
Stairs To First Floor	Bedroom
Front Door	16'4" x 11'1" (4.99m x 3.40m)
Entrance Hall	
11'5" x 4'8" (3.50m x 1.44m)	
Kitchen	
11'4" x 9'7" (3.47m x 2.93m)	
Airing Cupboard	
Lounge	
15'0" x 18'8" (4.58m x 5.7m)	
Bedroom	
18'0" x 13'3" (5.49m x 4.05m)	
Storage	
Bathroom	
9'4" x 4'10" (2.87m x 1.49m)	

## FEATURES

- CHAIN FREE
- Two Bedroom First Floor Apartment
- Period Charm
- Sought-After St Leonards Location
- Large Lounge
- Spacious Double Bedrooms
- New Carpets & Renovated Kitchen
- Long Lease of Circa 120 Years Remaining
- UPVC Double Glazing
- Immaculately Presented Throughout



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.