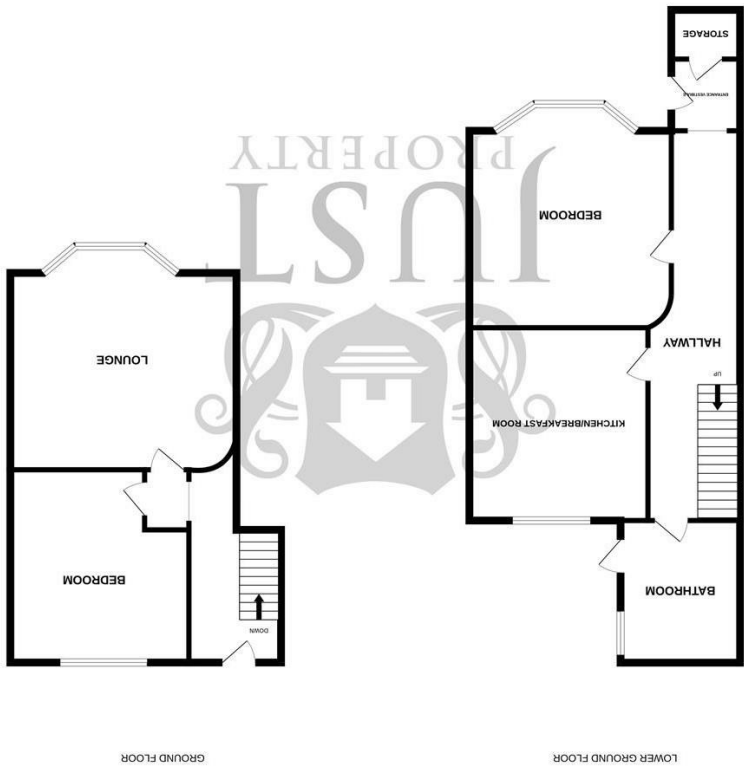




England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs	A	(92 plus)
	B	(81-91)
	C	(69-80)
	D	(55-68)
	E	(39-54)
	F	(21-38)
	G	(1-20)
Not energy efficient - higher running costs		
Potential	79	
	64	
Current		
Energy Efficiency Rating		



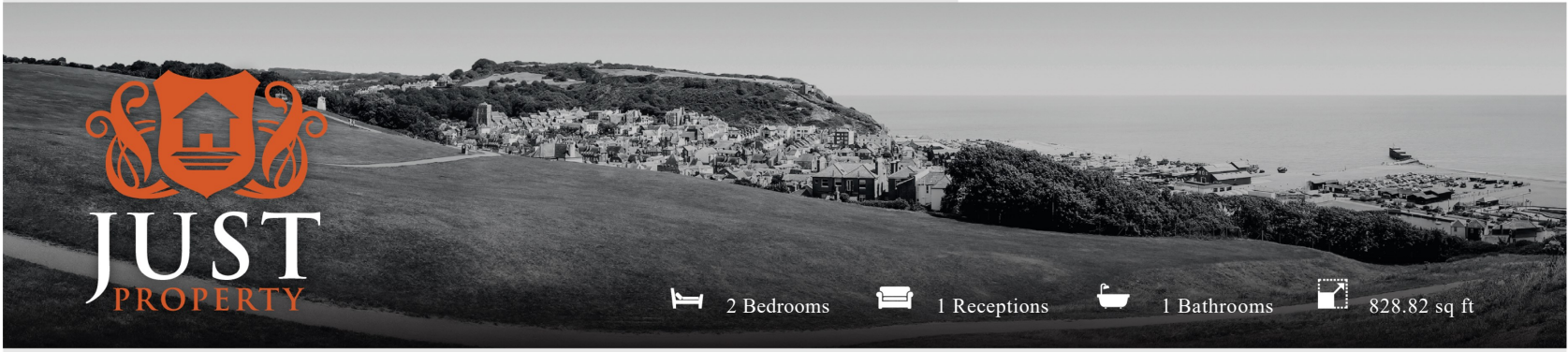
Notes: Every attempt has been made to ensure the accuracy of the drawings contained herein. Measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any errors or omissions. They must be measured personally before and based on the actual size and shape of the property. The drawings, systems and appliances shown have not been tested and no guarantee is made as to their operation or whether they will be used.



60a Southwater Road, St. Leonards-On-Sea, TN37 6JS

## FLOORPLANS

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



2 Bedrooms 1 Receptions 1 Bathrooms 828.82 sq ft

60a Southwater Road, St. Leonards-On-Sea, TN37 6JS

Leasehold

£239,650







Leasehold

£239,950



2 Bedrooms



1 Receptions



1 Bathrooms



828.82 sq ft

## PROPERTY DETAILS

A beautifully presented 2-bedroom maisonette, ideally situated on the sought-after Southwater Road in St Leonards. This charming home boasts a wealth of period features and offers an exceptional blend of character and modern comfort, complete with both front and rear outdoor spaces.

Accessed via a private lower ground floor entrance, the property opens into a generous entrance hall with useful storage. To the front is the first of two double bedrooms, a spacious room featuring elegant bay windows that flood the space with natural light. Continuing down the hallway, you'll find a well-appointed kitchen/breakfast room with a lovely view over the lower courtyard. Tucked beneath the stairs is a handy office space, ideal for those working from home, and at the end of the hall is the bathroom, which offers direct access to the charming lower courtyard garden - a perfect spot for morning coffee.

Upstairs, the landing provides access to the main rear courtyard — a real highlight of the home. This beautifully arranged outdoor space features a patio ideal for alfresco dining, alongside a further courtyard garden with established planting, creating a peaceful and private retreat.

Back inside, the ground floor continues with a second double bedroom that enjoys views over the outdoor spaces, and a bright, welcoming lounge with bay windows to the front, showcasing the property's period charm.

This maisonette offers a unique opportunity to enjoy spacious, stylish living with exceptional outdoor space, all within easy reach of St Leonards' vibrant shops, cafés, and seafront.

## ROOM DIMENSIONS

Private Entrance

Entrance Vestibule

Storage

Hallway

Bedroom

15'0" x 12'7" (4.59m x 3.84m)

Kitchen/Breakfast Room

12'4" x 11'1" (3.78m x 3.39m)

Bathroom

8'1" x 11'2" (2.48m x 3.41m)

Stairs To Ground Floor

Landing

Lounge

15'0" x 12'9" (4.59m x 3.90m)

Bedroom

12'5" x 10'11" (3.80m x 3.34m)

Front/Rear Courtyard

## FEATURES

- Two Bedroom Maisonette
- Front & Rear Courtyard
- Period Features
- Sought After Location
- Well Presented Throughout
- UPVC Double Glazing & Gas Central Heating
- Circa 90 years Remaining On Lease
- Ground Rent of £100 Per Annum
- Annual Service Charge of £2292
- Council Tax Band A

