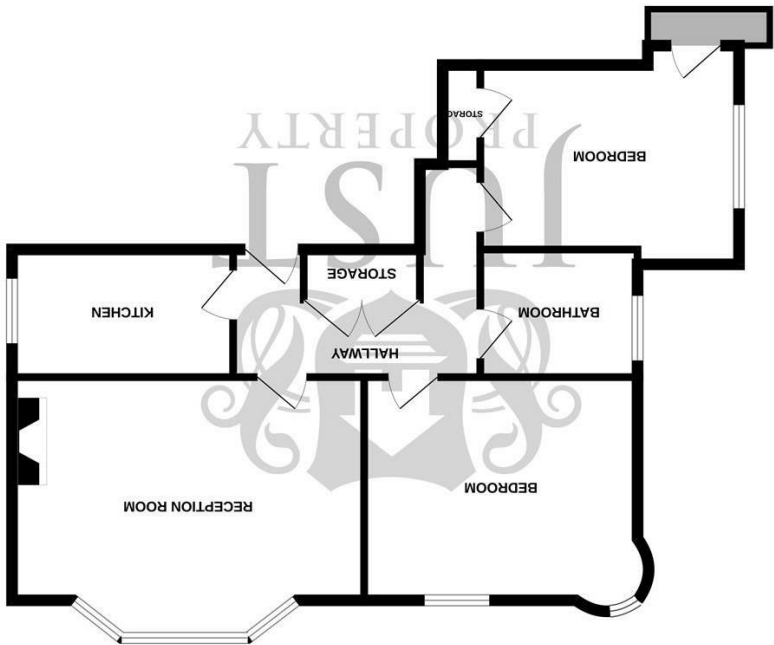




Water every building has been made to ensure the accuracy of the England's standard floor measurements. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters or information that are important to you.

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)	62
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		



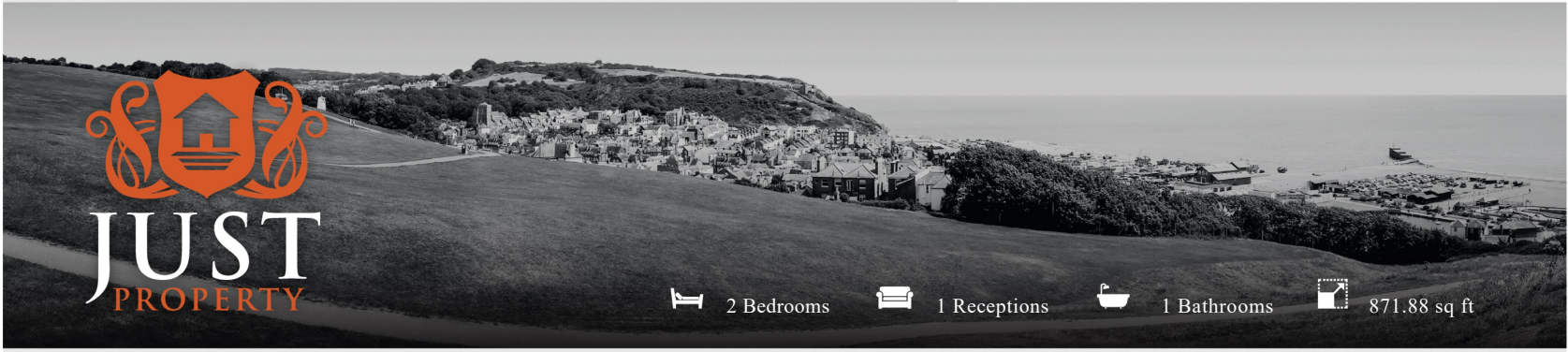
FIRST FLOOR



Flat 5, Gleneagles Suite 6 Highland Gardens, St. Leonards-On-Sea, TN38 0HT

## FLOORPLANS

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



Flat 5, Gleneagles Suite 6 Highland Gardens, St. Leonards-On-Sea, TN38 0HT

Leasehold - Share of Freehold

£250,000







Leasehold - Share of Freehold

£250,000



2 Bedrooms



1 Receptions



1 Bathrooms



871.88 sq ft

## PROPERTY DETAILS

### CHAIN FREE

Set within the picturesque and highly sought-after Highlands Gardens, this beautifully presented first-floor apartment forms part of an elegant period building constructed in 1860. Brimming with character and charm, the property retains many original features, including high ceilings, bay windows, and a grand communal staircase, offering a rare blend of historic appeal and modern comfort.

The apartment has been tastefully renovated throughout, showcasing a high standard of finish while preserving the building's timeless character. The spacious lounge is a standout feature, enhanced by large bay windows that allow for an abundance of natural light, creating a bright and inviting atmosphere ideal for both relaxing and entertaining.

The kitchen is equally impressive – a well-appointed space that has been stylishly updated with contemporary fittings and plenty of room for everyday use. Both bedrooms are generously sized doubles, offering comfort and versatility. The second bedroom benefits from direct access to a small private terrace.

Further advantages include ample storage throughout the flat, ensuring practical living without compromising on aesthetics, and an allocated parking space for added convenience. The buyer will become a member of the freehold management company.

Located in a peaceful yet well-connected area, this charming home offers easy access to local amenities, green spaces, and transport links. A rare opportunity to own a piece of period architecture updated for modern living. Maintenance is currently £3800 per annum.

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

## ROOM DIMENSIONS

Communal Entrance

Stairs To First Floor

Front Door

Hall

Kitchen

10'7" x 6'2" (3.24m x 1.88m)

Storage

Reception Room

16'6" x 17'6" (5.05m x 5.34m)

Bedroom

13'5" x 12'10" (4.09m x 3.93m)

Bathroom

6'9" x 6'2" (2.07m x 1.89m)

Bedroom

12'8" x 9'4" (3.88m x 2.87m)

Storage

Small Terrace

## FEATURES

- CHAIN FREE
- Balance of 999 Year Lease
- Charming Grade II Listed Building
- Two Bedroom First Floor Apartment
- Large Lounge With Bay Windows & High Ceilings
- Sought After St Leonards Location
- Close To Seafront & Local Amenities
- High-Spec Renovation Throughout
- Parking Available
- Well Presented

