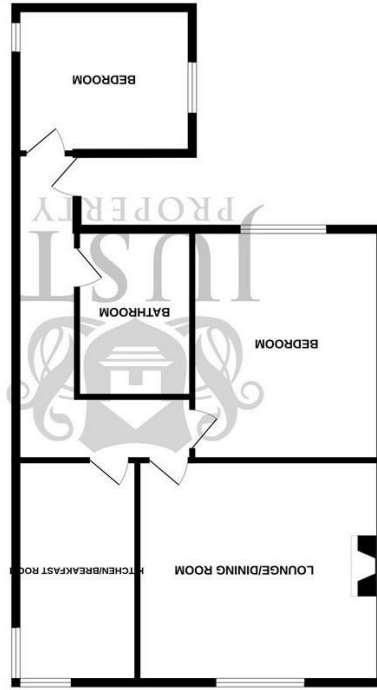


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	
Potential	

Measurements have been taken to ensure the accuracy of the floorplans and are given as a guide only. They are not intended to be used as a basis for any legal proceedings. The purchaser is advised to verify the measurements and to take their own measurements. The company does not accept any liability for any errors or omissions in the floorplans or measurements. The company does not accept any liability for any errors or omissions in the floorplans or measurements. The company does not accept any liability for any errors or omissions in the floorplans or measurements.



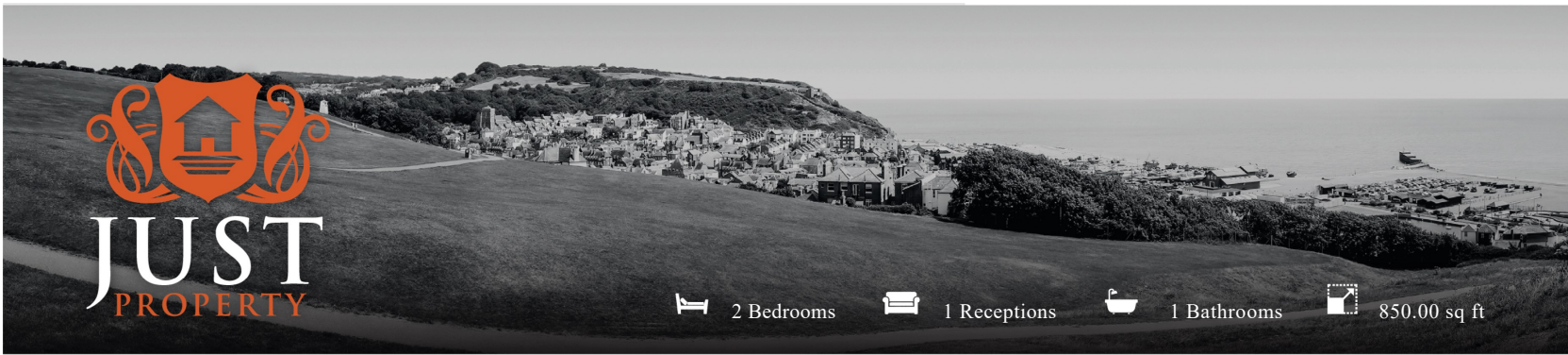
FIRST FLOOR



Flat 3, 2 St. Johns Road, St. Leonards-On-Sea, TN37 6HP

# FLOORPLANS

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



2 Bedrooms | 1 Receptions | 1 Bathrooms | 850.00 sq ft

Leasehold - Share of Freehold

£230,000

Flat 3, 2 St. Johns Road, St. Leonards-On-Sea, TN37 6HP





## PROPERTY DETAILS

A beautifully presented and exceptionally spacious two double bedroom first-floor apartment, ideally positioned opposite Warrior Square mainline railway station and just moments from the vibrant Mercatoria area in the heart of central St Leonards. This highly sought-after location places you within easy reach of the seafront, promenade, and an excellent range of independent cafés, galleries, shops, and popular restaurants, offering a superb lifestyle opportunity.

The apartment forms part of an attractive period building and is offered with a share of freehold. It has been meticulously maintained and stylishly presented by the current owners. The well-proportioned accommodation comprises a generous entrance hallway, two large double bedrooms, a modern family bathroom, and a bright dual-aspect kitchen/breakfast room. A particular highlight is the expansive lounge and dining room—perfect for entertaining or relaxing in style.

The property benefits from gas-fired central heating via a modern boiler with a smart thermostat, and all radiators were replaced in 2024. High ceilings, large windows, and a well-thought-out layout further enhance the sense of space and natural light throughout.

This stunning home is ideal for those seeking a stylish and spacious period apartment in a thriving coastal location, whether as a main residence, second home, or investment.

Viewings are highly recommended and available via the vendor's sole agents, Just Property.



## ROOM DIMENSIONS

Communal Entrance

Stairs To First Floor

Front Door

Hallway  
24'0" (7.32)

Bedroom  
10'9" x 9'4" (3.29 x 2.87)

Bedroom  
15'3" x 12'3" (4.66 x 3.74)

Bathroom  
10'11" x 5'7" (3.35 x 1.72)

Kitchen / Breakfast Room  
14'4" x 6'11" (4.38 x 2.13)

Lounge / Dining Room  
15'9" x 14'5" (4.81 x 4.40)

## FEATURES

- Superb Central St Leonards Location
- 5 Minute Walk To Seafront and Promenade
- Two Spacious Double Bedrooms
- Gorgeous Fitted Kitchen and Breakfast Room
- Share Of Freehold
- Replaced Fuse Board
- Gas Central Heating With Recently Replaced Boiler
- Directly Opposite Train Station
- Original Features
- Light and Bright Apartment

