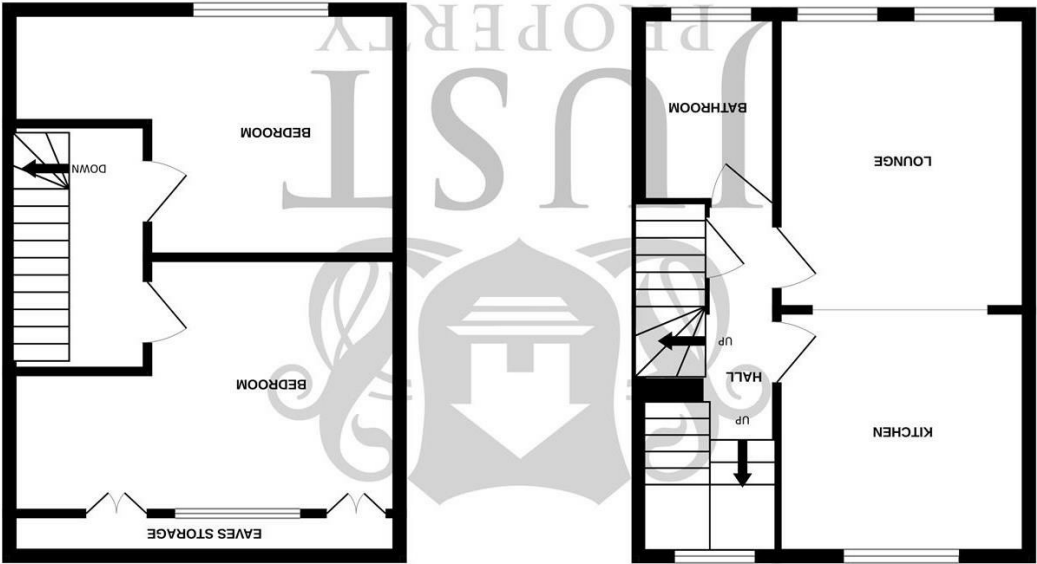




England & Wales		
EU Directive 2002/91/EC		
	Very energy efficient - lower running costs	Not energy efficient - higher running costs
	A (92 plus)	G (1-20)
	B (81-91)	F (21-30)
	C (69-80)	E (31-40)
	D (55-68)	D (41-50)
	C (61-70)	C (51-60)
	B (71-80)	B (61-70)
	A (81-90)	A (71-80)
	76	79
	Current	Potential
Energy Efficiency Rating		

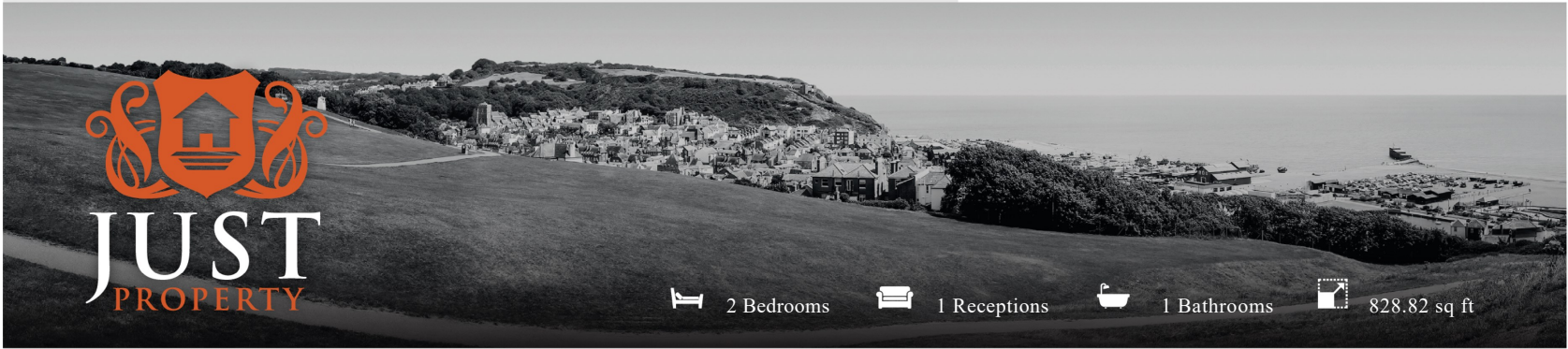


SECOND FLOOR

FIRST FLOOR



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2 Bedrooms 1 Receptions 1 Bathrooms 828.82 sq ft

Maisonette 34 Bohemia Road, St. Leonards-On-Sea, TN37 6RB

Leasehold

£175,000





Leasehold

£175,000

2 Bedrooms 1 Receptions 1 Bathrooms 828.82 sq ft

PROPERTY DETAILS

Located in a popular and well-connected area of St Leonards, this spacious two-bedroom maisonette offers stylish accommodation over two floors, just moments from a wide range of local amenities, shops, cafes, and excellent transport links.

Accessed via a communal entrance, stairs lead to the private first-floor landing where you are welcomed into a bright and airy open-plan lounge and kitchen. This sociable living space features high ceilings, large windows allowing plenty of natural light, and a cosy wood-burning stove – ideal for relaxing evenings. The kitchen is neatly arranged, offering ample storage and workspace, and there is also a useful understairs cupboard for additional storage.

Also on the first floor is the well-appointed family bathroom, finished in neutral tones and offering a clean, modern feel.

Stairs rise to the second floor, where the property continues to impress with two generous double bedrooms. Both rooms enjoy a good amount of natural light, with the rear bedroom benefiting from pleasant rooftop views across St Leonards. Eaves storage is also available on this level, providing convenient storage space.

The property is very well presented throughout and benefits from gas central heating and UPVC double glazing for added comfort and efficiency. A rare bonus in this area is the front courtyard offering potential for off-road parking, adding further appeal.

This attractive maisonette offers the perfect blend of character, convenience, and comfort – ideal for first-time buyers, downsizers, or investors.

Please contact sole agents, Just Property, to arrange access.

ROOM DIMENSIONS

Communal Entrance

Front Door

Stairs To First Floor

Hall

Lounge
13'9" x 11'4" (4.20m x 3.47m)

Kitchen
14'1" x 11'3" (4.30m x 3.45m)

Family Bathroom

Bedroom
16'1" x 9'11" (4.92m x 3.04m)

Bedroom
16'0" x 10'2" (4.90m x 3.10m)

Eaves Storage

Front Courtyard With Potential For Off-Road Parkin

FEATURES

- CHAIN FREE
- Two Bedroom Maisonette
- Wonderfully Presented Throughout
- Front Courtyard With Potential For Off-Road Parking
- Wood Burning Stove
- Panoramic Roof Top Views From The Rear
- Fitted Kitchen
- Long Lease Circa 117 Years Remaining
- Service Charge of £800 Per Annum
- Council Tax Band A

