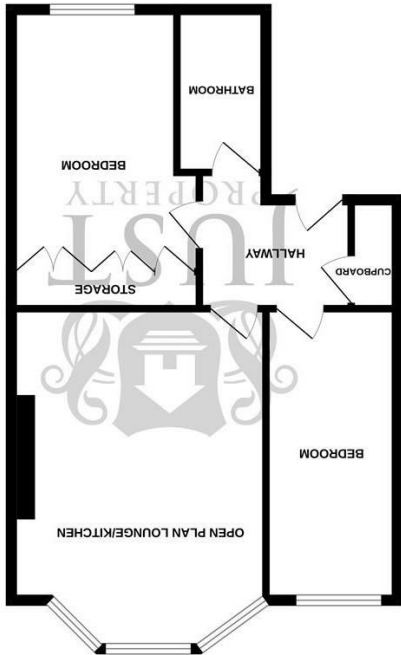




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Potential	Current
	81	55
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		

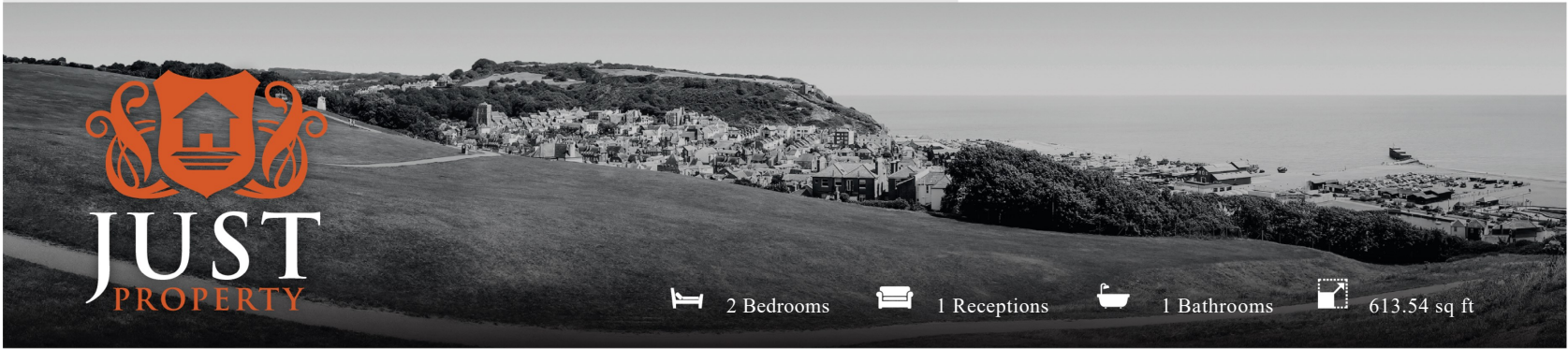
Energy ratings have been made to ensure the accuracy of the Energy Performance Certificate (EPC) for this property. The ratings are based on the information provided by the seller and are not a guarantee of the energy performance of the property. The ratings are based on the information provided by the seller and are not a guarantee of the energy performance of the property. The ratings are based on the information provided by the seller and are not a guarantee of the energy performance of the property.



SECOND FLOOR



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2 Bedrooms 1 Receptions 1 Bathrooms 613.54 sq ft

Flat 4 36 Eversfield Place, St Leonards On Sea, TN37 6DB

## FLOORPLANS

Flat 4 36 Eversfield Place, St Leonards On Sea, TN37 6DB

Leasehold

£269,650







Leasehold

£269,950



2 Bedrooms



1 Receptions



1 Bathrooms



613.54 sq ft

## PROPERTY DETAILS

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

Located on the second floor of a well-maintained period building on the sought-after Eversfield Place, this spacious two-bedroom apartment offers generous accommodation and breathtaking, uninterrupted sea views.

Accessed via a communal entrance and staircase, the apartment opens into a large entrance hall with built-in storage, setting the tone for the well-proportioned living space throughout.

Both bedrooms are generous doubles, offering comfortable and flexible accommodation. The front-facing bedroom enjoys stunning sea views, while the rear bedroom benefits from fitted storage and a peaceful, leafy outlook.

The heart of the home is the impressive open-plan lounge and kitchen area. Bathed in natural light from the large bay window, this versatile space is ideal for entertaining, relaxing, and enjoying the panoramic coastal views. A modern family bathroom completes the internal accommodation.

Perfectly positioned for coastal living, the property is just moments from the seafront, Warrior Square mainline station, the pier, and the beautiful Warrior Square Gardens. A range of independent shops, cafes, and other popular local amenities are all within easy walking distance.

Further benefits include a long lease circa 170 years remaining, a manageable service charge of roughly £1,440 per annum & UPVC double glazing.

This is a fantastic opportunity to secure a stylish, spacious home in one of St Leonards' most desirable seafront locations. To arrange access please contact sole agents, Just Property.

## ROOM DIMENSIONS

Communal Entrance

Stairs To Second Floor

Front Door

Entrance Hall

Storage Cupboard

Bathroom

8'7" x 4'7" (2.62m x 1.42m)

Bedroom

14'4" x 7'6" (4.37m x 2.31m)

Storage

Open Plan Kitchen/Lounge

20'6" x 12'7" (6.25m x 3.86m)

Bedroom

16'6" x 6'9" (5.03m x 2.06m)

## FEATURES

- CHAIN FREE
- Offers In Excess of £269,950
- Stunning Direct Sea Views
- Spacious Second-Floor Apartment In A Well-Maintained Period Building
- Generous Open-Plan Lounge/Kitchen
- Modern Family Bathroom With Clean, Neutral Finishes
- Prime Seafront Location, Moments From Beach And Promenade
- Nearby Mainline Station, Warrior Square Gardens & Local Amenities
- Service Charge Roughly £1,440 Per Annum
- Circa 170 Years Remaining on Lease



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.