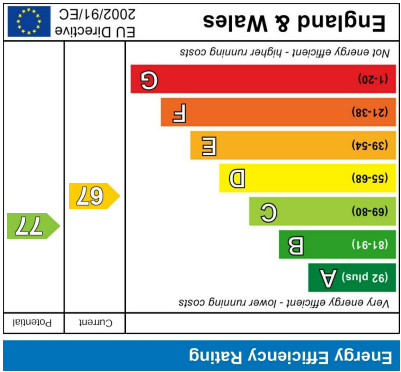
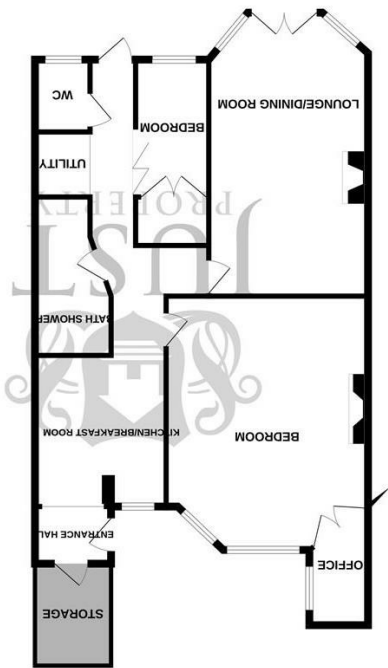




Sales particulars are intended only as general guidance. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property 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.



Measurements have been made to ensure the accuracy of the floorplan and room 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 made 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.



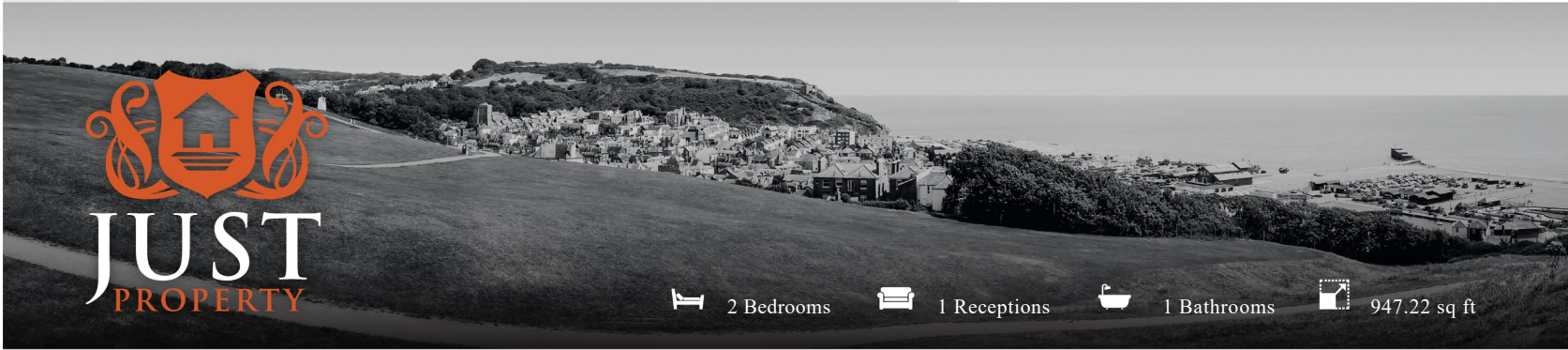
GARDEN FLOOR



FLOORPLANS

Garden Flat 1, 96 London Road, St. Leonards-On-Sea, TN37 6LR

www.justproperty.net



2 Bedrooms 1 Receptions 1 Bathrooms 947.22 sq ft

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Leasehold

£290,000





Leasehold

£290,000

2 Bedrooms 1 Receptions 1 Bathrooms 947.22 sq ft

PROPERTY DETAILS

OFFERS IN EXCESS OF £290,000

A stunning two-bedroom garden apartment in the heart of St Leonards, offering space, style, and tranquillity.

This beautifully refurbished home has been thoughtfully upgraded to combine period charm with modern living. Highlights include new wiring, stylish flooring throughout, lowered ceilings with added insulation, built-in storage, and a contemporary kitchen installed in July 2024 with integrated fridge and freezer.

Step outside to your own private oasis. The rear garden has been carefully landscaped to create a peaceful retreat, complete with a pergola seating area shaded by a fruiting Sauvignon Blanc vine, a productive fruit garden, and rear access via Brittany Road. The front garden has also been redesigned, providing privacy and a welcoming sense of calm. There is even a handy shed for additional storage.

The flat benefits from its own private entrance, a 142-year lease, Right to Manage, and a low service charge currently at £100 pcm (with the seller in credit). Pets are welcome. Council Tax Band A.

Perfectly located just 10 minutes' walk from the railway station and 15 minutes from the seafront, this home blends convenience with a sense of retreat. Inside, the generous living spaces are flooded with natural light, with every room enjoying a delightful view of the garden.

Whether you're enjoying a quiet evening under the pergola, entertaining friends, or simply appreciating the serene surroundings, this flat offers the perfect balance of lifestyle, comfort, and location.

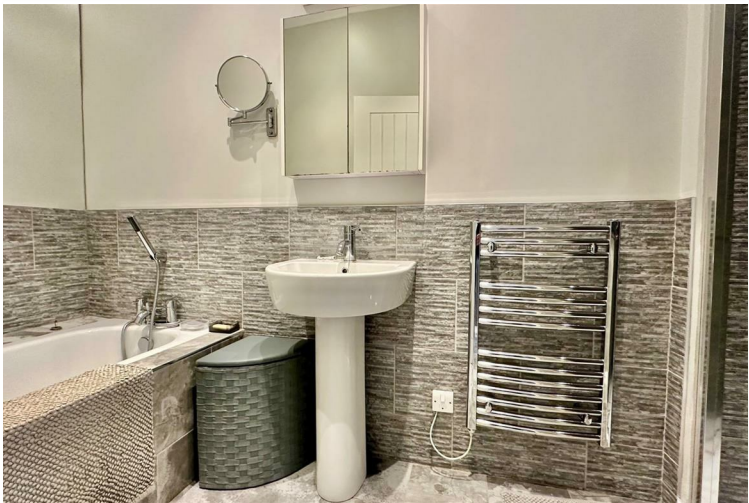


ROOM DIMENSIONS

Private Front Door	Bedroom / Nursery
Entrance Area	10'6" x 4'4" (3.22 x 1.34)
Storage Room	Front Garden
Kitchen / Breakfast Room	Rear Garden
10'4" x 10'0" (3.17 x 3.07)	
Inner Hallway	
Bedroom	
19'2" x 13'4" max (5.86 x 4.08 max)	
Office / Dressing Room	
7'10" x 4'9" (2.40 x 1.46)	
Lounge / Dining Room	
21'5" x 12'0" (6.53 x 3.66)	
Bath / Shower Room	
12'2" x 4'11" (3.72 x 1.50)	
Utility Area	

FEATURES

- Beautiful Garden Apartment
- Stunning Principle Bedroom
- Office / Dressing Room
- Gorgeous Lounge and Dining Room
- Private Front Door
- New Fitted Kitchen with Integral Appliances
- Luxury Bath and Shower Room
- Stunning Rear Gardens
- Beautiful Plants and Shrubs and Vines
- Long Lease of 142 Years



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.