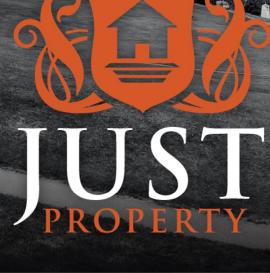


Second Floor Flat 102 London Road, St. Leonards-On-Sea, TN37 6LT

FLOORPLANS



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3 Bedrooms

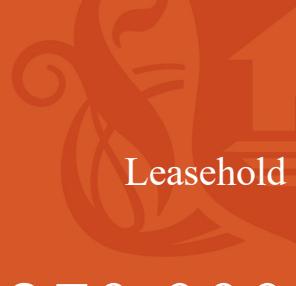
1 Receptions

1 Bathrooms

775.00 sq ft

Second Floor Flat 102 London Road, St. Leonards-On-Sea, TN37 6LT

£270,000





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3 Bedrooms

1 Receptions

1 Bathrooms

775.00 sq ft

PROPERTY DETAILS

CHAIN FREE

Located just a short stroll from the vibrant heart of St Leonards town, the beautiful seafront, and the mainline Warrior Square Station offering direct links to London, this impressive three-bedroom apartment offers the perfect blend of convenience, charm, and contemporary living.

Occupying the second floor of a period conversion, the apartment has been tastefully refurbished throughout with a keen eye for detail. Newly fitted wooden shutters and sash windows frame green outlooks, bringing a sense of tranquillity to the space while enhancing its period character.

The accommodation is thoughtfully arranged over a split-level layout. Upon entering, a welcoming hallway leads to the first of three well-proportioned bedrooms. Upstairs, a versatile landing area currently serves as a stylish dining space but could easily be adapted to suit a variety of needs—ideal for those seeking a work-from-home setup or reading nook.

The remaining two bedrooms are both bright and spacious, benefiting from fitted wardrobes for practical storage. A sleek family bathroom serves the home, while the heart of the property lies in the open-plan lounge and kitchen. This inviting space is ideal for entertaining and features integrated appliances, modern finishes, and a warm, comfortable ambiance.

Beautifully presented throughout, this turnkey home also comes with the added benefit of an allocated parking space—an enviable feature in such a central location.

Further benefits include a long lease of circa 999 years remaining, a manageable service charge of £600 per annum, a peppercorn ground rent and the potential to acquire a share of the freehold.

With its combination of modern living, period charm, and unbeatable access to local amenities and transport, this property offers a fantastic opportunity for first-time buyers, commuters, or those seeking a stylish home by the sea.



ROOM DIMENSIONS

Communal Entrance	
Stairs To Second Floor	
Front Door	
Stairs To Split Level	
Bedroom	7'8" x 6'9" (2.34m x 2.07m)
Landing/Dining Area	11'5" x 11'3" (3.50m x 3.44m)
Bedroom	13'3" x 11'9" (4.05m x 3.60m)
Fitted Wardrobe	
Family Bathroom	8'3" x 4'10" (2.54m x 1.48m)
Open Plan Lounge/Kitchen	16'5" x 12'8" (5.01m x 3.87m)

FEATURES

- CHAIN FREE
- Potential To Acquire Share of Freehold
- Balance of 999 Year Lease
- Immediate Walking Distance To Mainline Station & Seafront
- Beautifully Presented Throughout
- Three Well-Proportioned Bedrooms
- Service Charge of £600 Per Annum
- Peppercorn Ground Rent
- Allocated Parking Space
- Council Tax Band A

