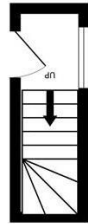
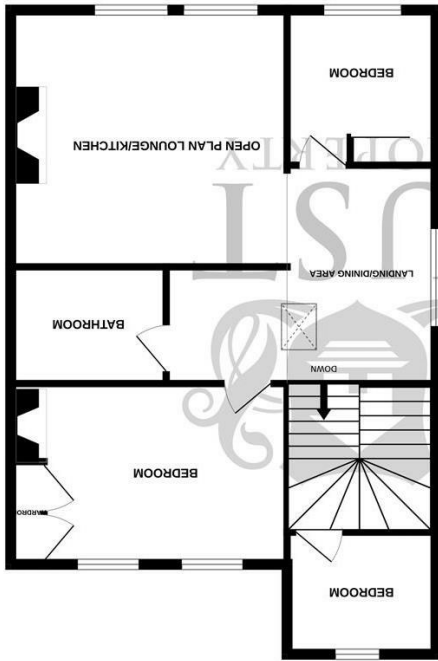




England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Energy Efficiency Rating
80	69	Very energy efficient - lower running costs
		A (92 plus)
		B (81-91)
		C (69-80)
		D (55-68)
		E (39-54)
		F (21-38)
		G (1-20)
		Not energy efficient - higher running costs



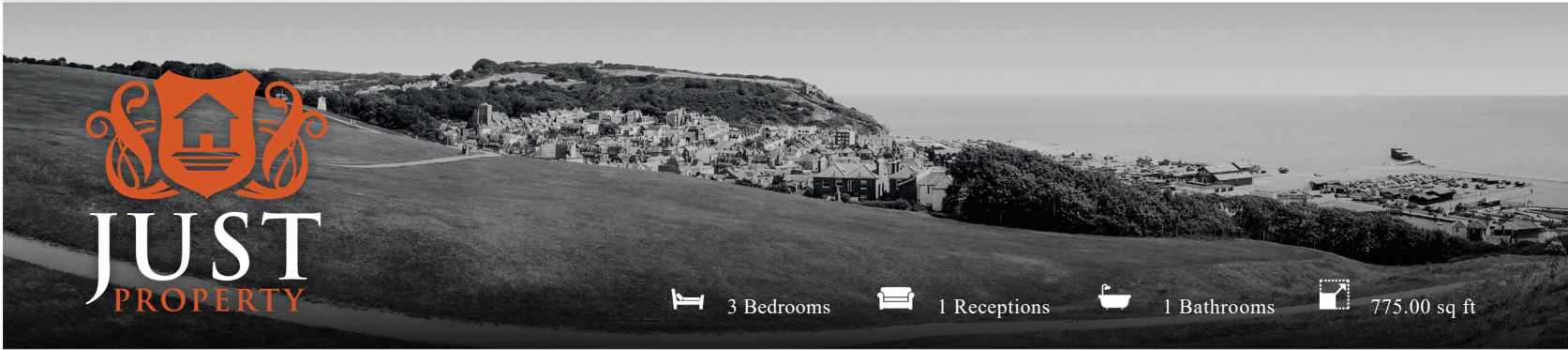
Notes: Every dwelling has been made to ensure the accuracy of the finished finished floor, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any mistakes or omissions. They are to be used as a guide only and should not be relied upon for any prospective purchase. The layout, fixtures and appliances shown here are based on the information provided by the seller and are not guaranteed. We are not responsible for any errors or omissions. The information is provided for your information only and should not be relied upon for any prospective purchase.



## FLOORPLANS

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

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



3 Bedrooms 1 Receptions 1 Bathrooms 775.00 sq ft

Leasehold

£270,000

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







Leasehold

£270,000



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	Bedroom
Stairs To Second Floor	7'8" x 11'11" (2.35m x 3.65m)
Front Door	Fitted Wardrobe
Stairs To Split Level	Allocated Parking
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



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.