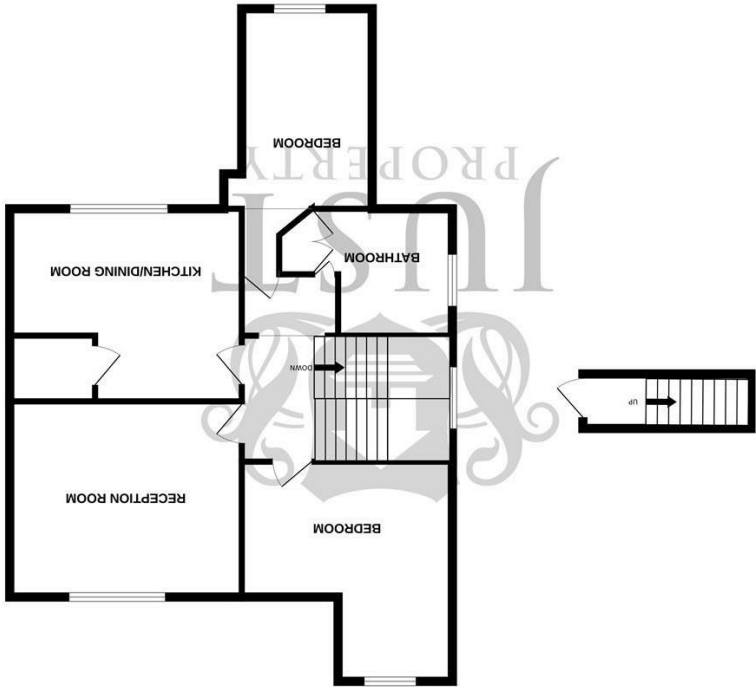




England & Wales		EU Directive 2002/91/EC
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		



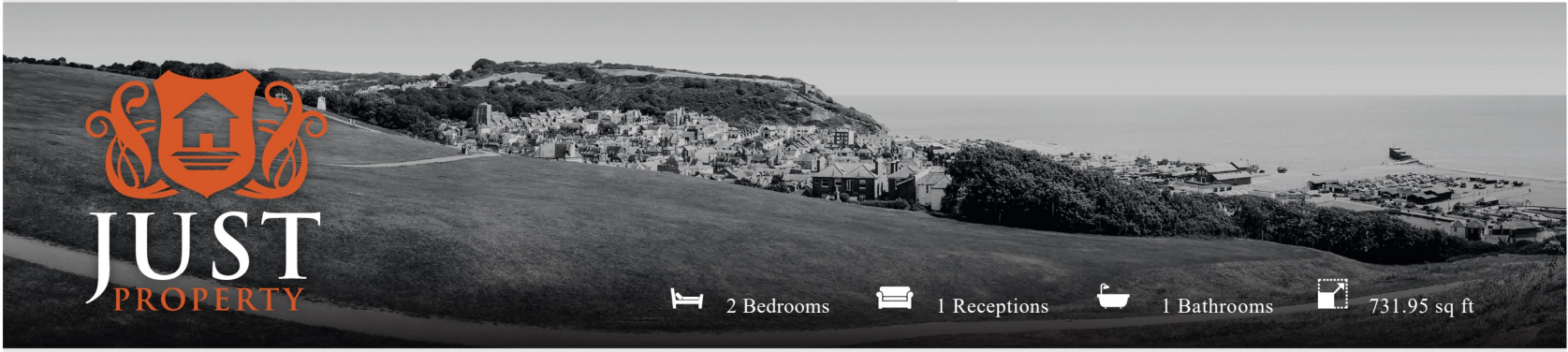
SECOND FLOOR



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# FLOORPLANS

Flat 4, 5 St Matthews Gardens, St Leonards-On-Sea, TN38 0TS



Flat 4, 5 St Matthews Gardens, St Leonards-On-Sea, TN38 0TS

Leasehold - Share of Freehold

£250,000





## PROPERTY DETAILS

Just Property are delighted to present this beautifully presented two-bedroom top-floor apartment, situated in a very attractive period property in St Matthews Gardens, which retains many charming period features.

Conveniently located in the conservation area, the property sits opposite stunning private gardens, accessible subject to an annual fee. Local shops, transport links, the seafront, St Leonards town centre, and the historic old town of Hastings are all within easy reach.

The apartment offers a very impressive stairway leading to the landing, a large double bedroom, a second smaller bedroom currently used as a study, and a reception room with useful storage and lovely views. There is also a fitted kitchen with an additional larder storage cupboard, and a spacious family bathroom with plenty of storage. A new boiler was fitted a few years ago.

The property benefits from a share of the freehold and a lease of approximately 115 years. Maintenance costs are shared, with the flat liable for 20% of the building's upkeep.

A particular feature of this apartment is that it owns the entire loft of the building, offering exciting potential for additional accommodation or storage, subject to the necessary consents.

To fully appreciate this beautifully and stylishly presented apartment, with its period features, viewing is highly recommended by the vendor's chosen sole agents, Just Property.

## ROOM DIMENSIONS

Communal Entrance

Front Door

Hallway

Stairs to Landing

Bedroom

13'11" x 13'9" (4.25 x 4.20)

Bedroom / Study - Please Note Narrow Access

13'3" x 8'7" (4.06 x 2.63)

Reception Room

13'5" x 12'8" (4.09 x 3.88)

Kitchen / Breakfast Room

14'5" x 12'2" (4.41 x 3.73)

Larder Cupboard

Bathroom

10'1" x 10'0" (3.09 x 3.07)

Loft of Building

## FEATURES

- Fantastic Two Bedroom Apartment
- Overlooking St Mathews Gardens
- Gas Central Heating
- Share of The Freehold
- Fitted Kitchen / Dining Room
- Period Features Retained
- Beautifully Presented
- Fitted Bathroom
- Walking Distance To Local Amenities
- Narrow Access

