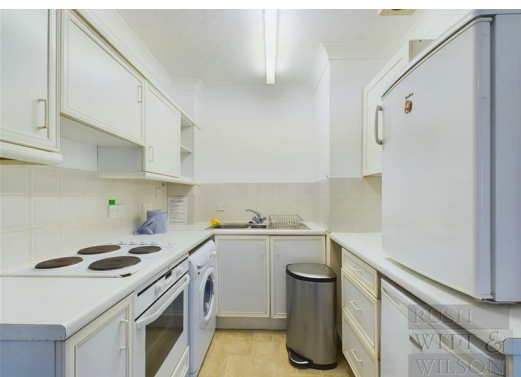




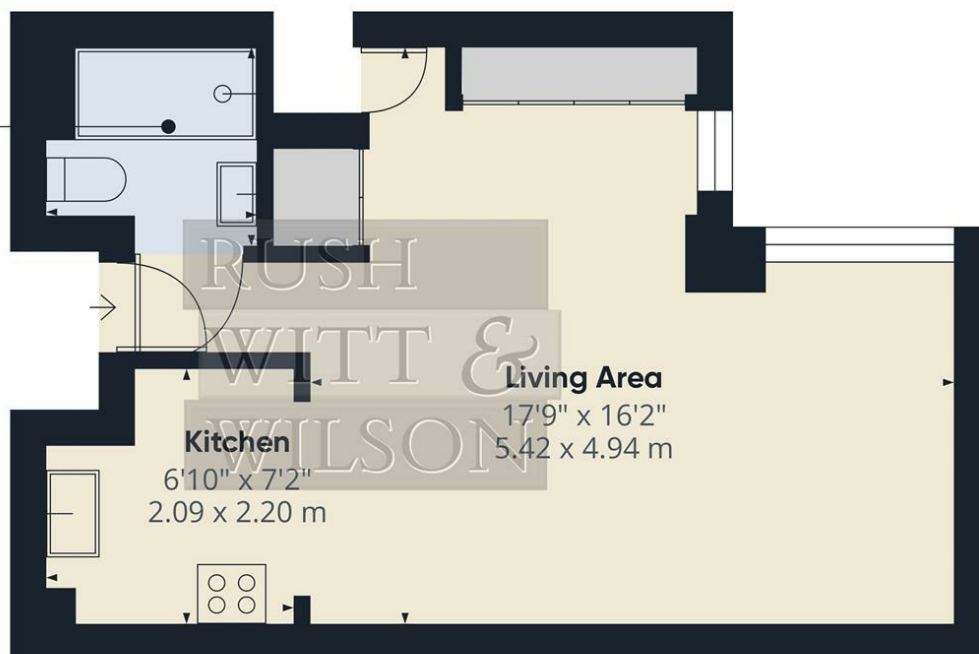
**16 St. Marys Court, Terrace Road,  
St. Leonards-On-Sea, TN37 6QL  
Offers In Excess Of £54,000**

**\*\*CHAIN FREE\*\*** This studio apartment in St. Mary's Court is perfect for a single resident seeking to downsize or retire by the seaside. Located at the base of Warrior Square Gardens, the building enjoys a prime position near local amenities, the seafront, the mainline railway station, and a diverse selection of shops, restaurants, and cafés. St. Mary's Court provides a secure and comfortable setting, ideal for those looking to unwind. It features a communal residents' lounge and six parking spaces, available on a first-come, first-served basis. The apartment is well-maintained, offering a clean living area, a functional kitchen, and a modern, newly fitted shower room. We look forward to showing you around this property within St Marys Court, Terrace Road.



**Shower Room**

6'2" x 5'5"  
1.88 x 1.66 m



**Living Area**

17'9" x 16'2"  
5.42 x 4.94 m

**Kitchen**

6'10" x 7'2"  
2.09 x 2.20 m

**Approximate total area<sup>®</sup>**

329.81 ft<sup>2</sup>  
30.64 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

