



Key Features

- ◆ CHAIN FREE
- ◆ Large studio flat
- ◆ Close to St Leonards Seafront
- ◆ Long Lease
- ◆ Garage
- ◆ Communal Gardens
- ◆ EPC rating D

1  0  1 

Quarry Hill, St. Leonards-On-Sea

Offers in Excess of: £100,000



Northwood are delighted to welcome to market, CHAIN FREE, this first-floor studio apartment in a purpose-built block just a short walk from the picturesque St Leonards seafront.

Accommodation comprises large studio with built-in wardrobes, fitted kitchen with cooker, washing machine and fridge/freezer, bathroom with shower over bath and a garage.

Further benefits include electric heating, double-glazing and communal garden.

Located just 5 mins walk from the beach, adjacent to St Leonards Gardens and close to local shops and amenities, this mid-century apartment provides a perfect base to enjoy the best St Leonards on Sea has to offer.





PLEASE NOTE: These photos were taken immediately prior to the current tenant taking up residence.

CURRENTLY TENANTED WITH A STABLE, LONG-TERM TENANT THIS PROPERTY IS AVAILABLE AS AN INVESTMENT OR AS A VACANT POSSESSION.

Please view our immersive virtual tour to fully appreciate this fantastic property:
<https://tour.giraffe360.com/5c2ffccd1b5f41faa5d884c6a555fdfd/>

Mobile Phone Coverage and Broadband speeds can be checked on the Ofcom website:
<https://checker.ofcom.org.uk/>

Council Tax Band A: £1703

Lease Details

975 year lease
£0 Ground Rent
£1350 Service Charge

Exterior and Approach

Purpose-built mid-Century block of flats with integrated garages and views over St Leonards towards the sea, adjacent to St Leonards Gardens.

This property is on the first floor, accessed via a covered stairwell

Hallway

2.73m x 0.88m (9'0" x 2'11")

Centrally located entrance hall with laminate flooring







Bathroom

2.12m x 1.64m (7'0" x 5'5")

White tiled bathroom with black tiled floor, window to front aspect, heated towel rail and white suite comprising basin, WC and bath with electric shower over

Studio

4.71m x 3.56m (15'6" x 11'8")

Large, sunny studio room with laminate flooring, built-in storage, electric heater and uPVC double-glazed panoramic windows to rear aspect

Kitchen

2.71m x 1.95m (8'11" x 6'5")

Laminate flooring, window to front aspect, oak-effect laminate worktops over white cabinets, stainless steel sink and drainer, storage cupboards and space/plumbing for freestanding oven and washing machine

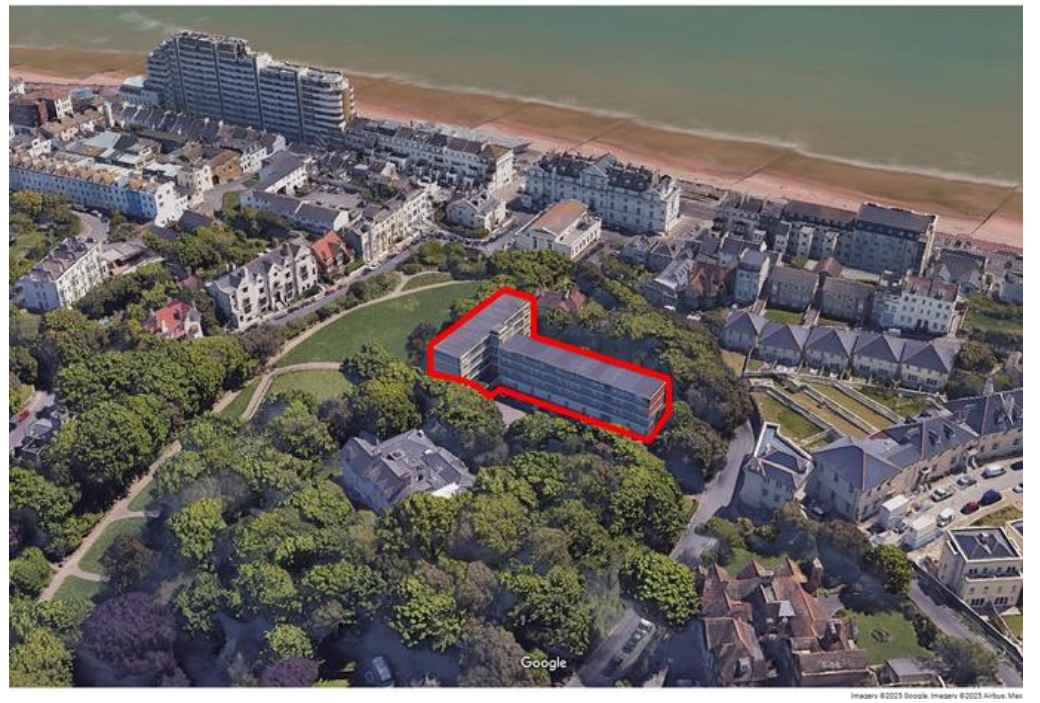
Garage

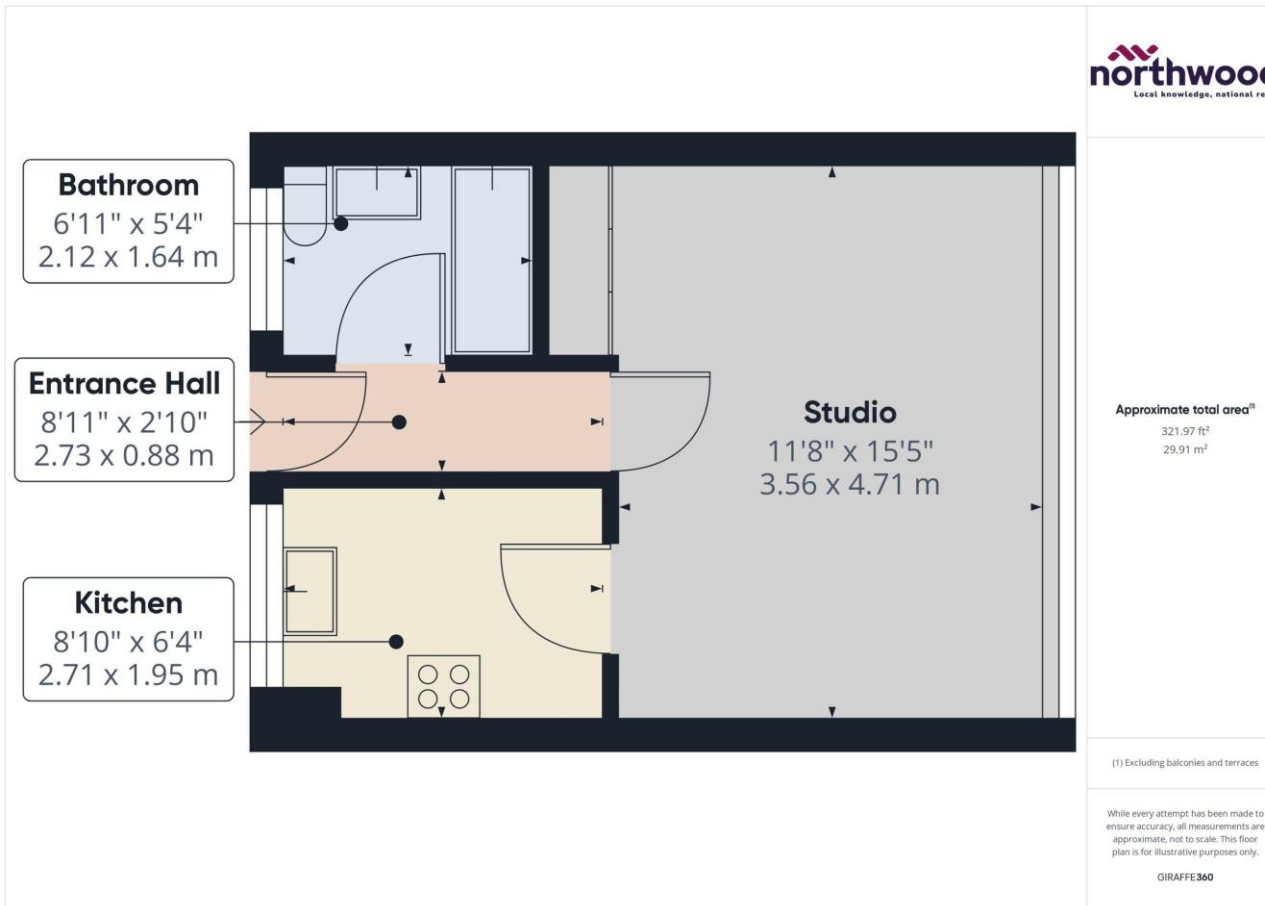
Integrated garage with up-and-over door. This is a double garage, half of which belongs to this property, the other half belongs to a different flat.

Communal Garden

Beautiful communal garden with large lawn and raised viewing platform looking out to sea







Northwood

81-83 South Street

Eastbourne

BN21 4LR

01323 744544

eastbourne@northwooduk.com