

# JOHN BRAY & SONS



57 Pevensey Road  
, St. Leonards-On-Sea, TN38 0LE

Offers In Excess Of £350,000



## 57 Pevensey Road

, St. Leonards-On-Sea, TN38 0LE

The property: an exceptional two bedroom apartment located on the ground floor of this attractive period building with a plethora of original features including high ceilings, decorative cornicing and ceiling detail, exposed wooden floorboards and a landscaped area of front garden. The accommodation is presented to an excellent standard throughout comprising a grand, open plan living space with a wood burning stove and large bay window, it's fitted with a contemporary kitchen which houses integrated appliances, there are two double bedrooms, a stunning family bathroom with a freestanding bath, shower enclosure and a separate w/c. Externally there is a private area of garden to the front of the property which has been landscaped to provide a level patio. Being sold with no forward chain and benefitting from a long lease with the potential to buy a share of freehold.

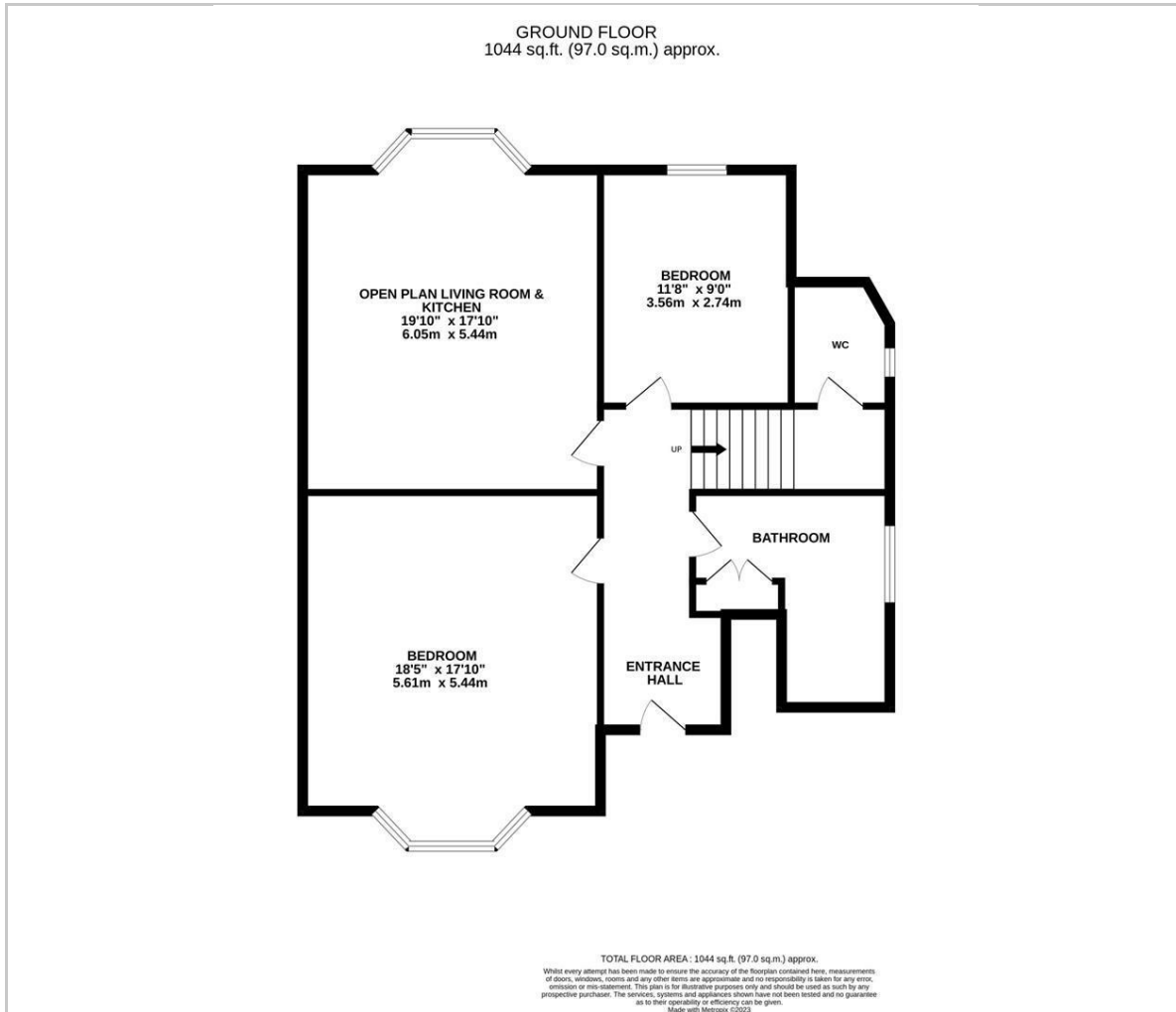
The location: situated in a favoured St. Leonards location within easy walking distance to St. Leonards Gardens, the seafront and local shops on Norman and Kings Road. There is also a mainline railway station with connections to London within walking distance.

- Lease term remaining approximately 120 years
- Service charge approximately £800 per annum
- Ground rent £80 per annum
- Council Tax band \_





## Floor Plan



## Viewing

Please contact our John Bray Hastings Sales Office on 01424 421544 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

72 High Street, Hasting, East Sussex, TN34 3EL  
Tel: 01424 421544 Email: enquiries@johnbrayandsons.com www.johnbrayandsons.com

## Area Map



## Energy Efficiency Graph

