

Alexander  
Estates



£200,000

3, 11 Stanhope Place, St. Leonards-On-Sea, TN38 0ED

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Delightful split-level two bedroom period conversion flat with stunning sea views and SHARE OF FREEHOLD, enviably located in the highly sought after Burton St Leonards vicinity. This charming property comes with a share of freehold and lays claim to a host of features, including original sash windows, exposed brick feature fireplace, double aspect UPVC double glazing at the rear, storage cupboards, and additional feature fireplace. Shops, cafes, and the seafront are all in close proximity, as is lovely park nearby. A rare opportunity to acquire this splendid property situated in an equally splendid location. Chain free

#### Entrance

Stairs leading to mezzanine landing. Carpeted flooring.

#### Kitchen

13'6" x 8'10" (4.12m x 2.7m)  
Laminate flooring, range of base and wall units, electric hob and oven, space for fridge and washing machine, stainless steel sink / drainer, stainless steel extractor hood, double aspect UPVC double glazing with spectacular sea views facing east and west aspect.

#### WC

3'1" x 4'8" (0.94m x 1.43m)  
Door from kitchen into WC with washbasin, frosted double glazing to the side aspect.

#### Bathroom

8'6" x 4'11" (2.6m x 1.5m)  
Laminate flooring, bath with shower attachment, wash basin, heated towel rail, double UPVC windows with direct sea views.

#### Master bedroom

12'9" x 10'3" (3.89m x 3.14m)  
Carpeted flooring, feature fireplace, built in cupboard, double glazed window, sea views, electric wall heater.

#### Living room

14'3" x 10'3" (4.36m x 3.14m)  
Carpeted flooring, exposed brick fireplace, sash window facing rear aspect.

#### Bedroom two

11'7" x 6'3" (3.55m x 1.92m)  
Carpeted flooring, sash window facing front aspect, electric wall heater,

### Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

### Directions

