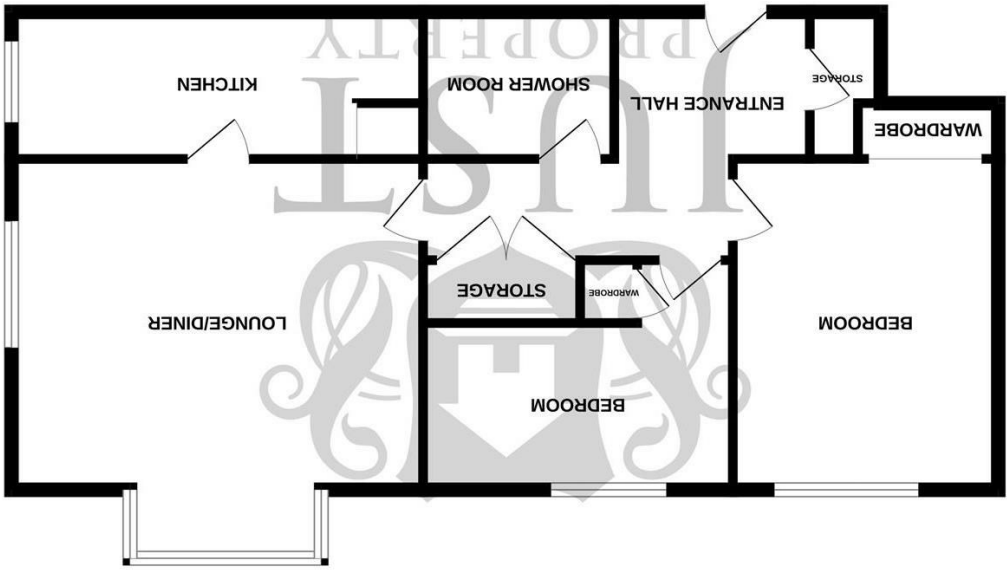




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	A (92 plus)	
	B (81-91)	
	C (69-80)	72
	D (55-68)	
	E (39-54)	
	F (21-38)	
Not energy efficient - higher running costs	G (1-20)	79



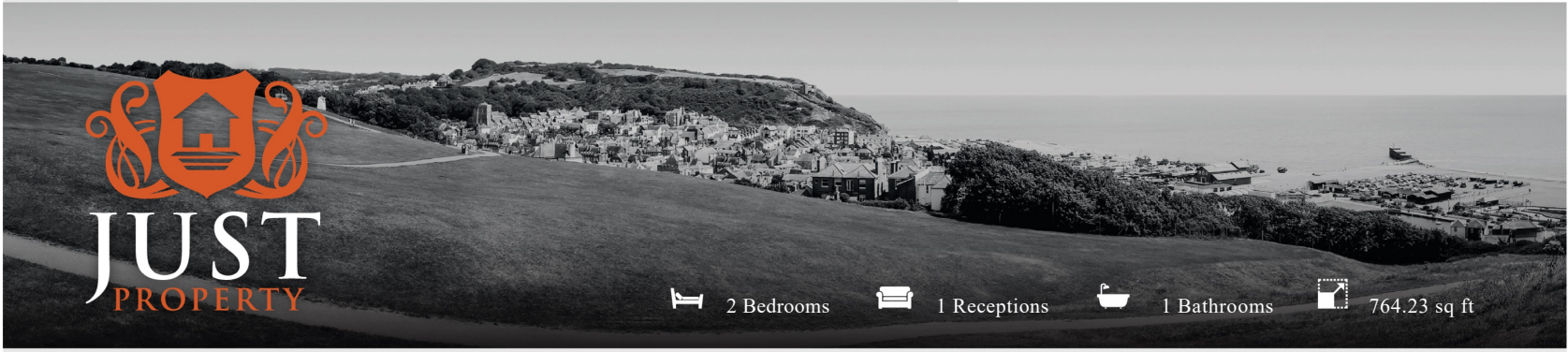
FIRST FLOOR



Flat 17 Lazonby Court Cumberland Gardens, St. Leonards-On-Sea, TN38 0QP

FLOORPLANS

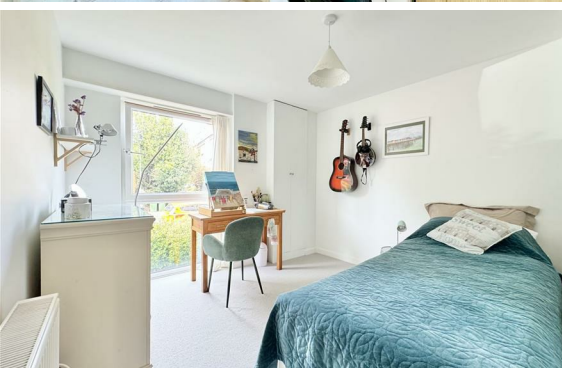
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Flat 17 Lazonby Court Cumberland Gardens, St. Leonards-On-Sea, TN38 0QP

Leasehold - Share of Freehold

£210,000





Leasehold - Share of Freehold

£210,000



2 Bedrooms 1 Receptions 1 Bathrooms 764.23 sq ft

PROPERTY DETAILS

Located on the first floor of the well-maintained Lazonby Court in the desirable Cumberland Gardens, this beautifully presented two-bedroom purpose-built apartment offers light-filled, modern living in a prime coastal location.

The accommodation comprises a welcoming entrance hall with built-in storage, leading to two generous double bedrooms, both featuring additional storage and bright, airy interiors. The contemporary shower room is conveniently accessed from the hallway.

At the end of the hall, you'll find the spacious dual-aspect lounge, complete with floor-to-ceiling windows that flood the space with natural light and offer a pleasant outlook over the well-kept communal gardens. The separate kitchen, accessed from the lounge, is well-equipped with ample workspace and modern fittings.

Residents of Lazonby Court enjoy access to expansive communal gardens, along with a south-facing terrace boasting sea views – perfect for relaxing or socialising, as well as a variety of communal facilities such as a laundry room. This apartment also benefits from an allocated parking space, a valuable feature in such a central location.

Further benefits include a share of the freehold & a long lease circa 950 years remaining.

Perfectly positioned within easy reach of the town centre, beautiful gardens, and St Leonards Warrior Square mainline station, this property is ideal for commuters, downsizers, or those seeking a well-connected home by the sea.

To arrange access please contact sole agents, Just Property.



ROOM DIMENSIONS

Communal Entrance	Lounge/Diner
Stairs & Lift To First Floor	19'5" x 16'4" (5.93m x 5.00m)
Front Door	Kitchen
Entrance Hall	13'0" x 6'11" (3.97m x 2.12m)
Storage	Allocated Parking Space in a Secure under Ground C
Bedroom	Communal Gardens & Terrace
9'0" x 15'5" (2.75m x 4.71m)	
Wardrobe	
Bedroom	
9'11" x 11'10" (3.04m x 3.61m)	
Wardrobe	
Storage	
Shower Room	

FEATURES

- Exceptionally Presented First Floor Apartment
- Sought-After Location Nearby Town Centre & Mainline Station
- Communal Gardens & Terrace With Sea Views
- Two Double Bedrooms & Dual Aspect Lounge
- Allocated Parking Space In Secure Underground Car Park
- Communal Facilities Available
- UPVC Double Glazing & Gas Central Heating
- Annual Service Charge Circa £2000
- Share of Freehold & Long Lease Circa 950 Years Remaining
- Council Tax Band - B



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.