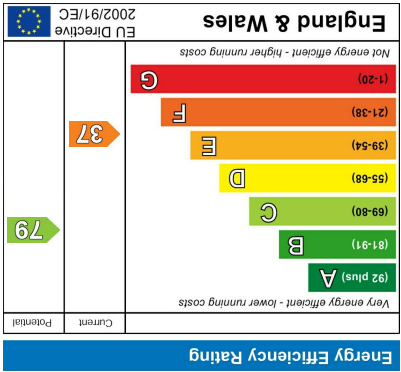
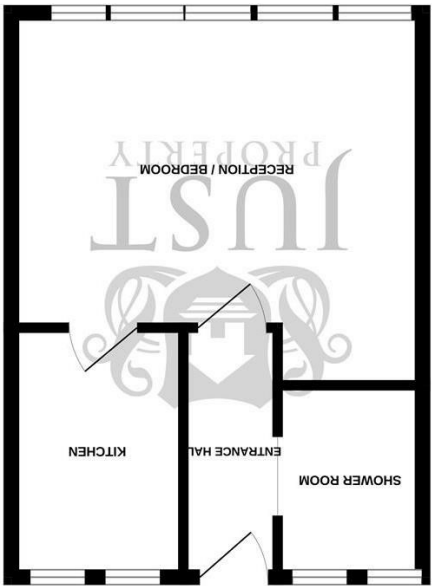




These energy efficiency ratings are based on the energy performance of the building measured from measurements of data, windows, doors and any other items are appropriate and representative to those of any other similar properties. They are not a guarantee of energy performance and should not be used as a basis for any prospective purchase. The company gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters or information that are important to you.



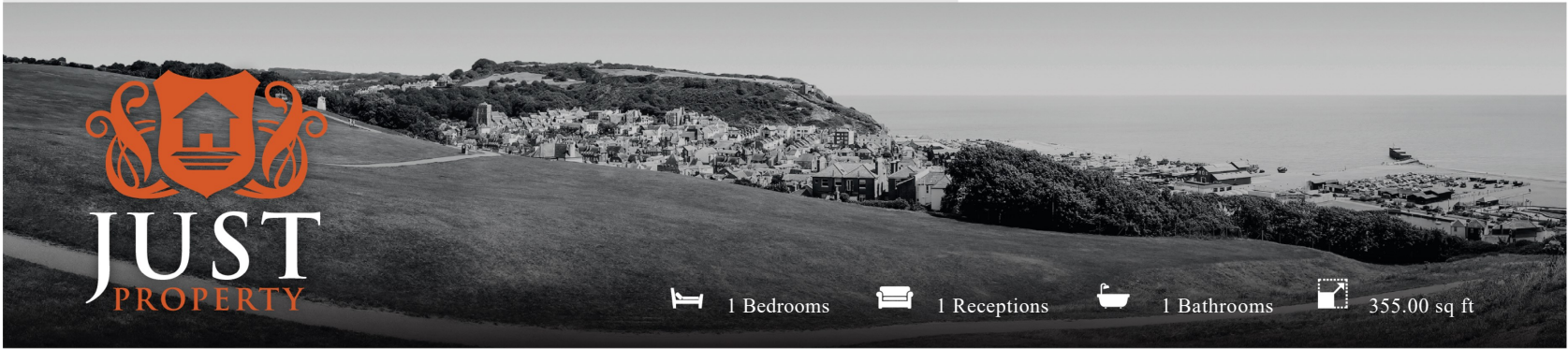
FIRST FLOOR



Flat 17 Quarry House, St. Leonards-On-Sea, TN38 0HP

FLOORPLANS

www.justproperty.net



Flat 17 Quarry House, St. Leonards-On-Sea, TN38 0HP

Leasehold

£119,650





Leasehold

£119,950



1 Bedrooms



1 Receptions



1 Bathrooms



355.00 sq ft

PROPERTY DETAILS

CHAIN FREE

A lovely and well-presented studio apartment, located on the first floor of this popular purpose-built block in West St Leonards, enjoying pleasant views over communal gardens and towards the sea.

Ideally positioned within easy reach of local amenities, the seafront and promenade, regular bus routes, and West St Leonards mainline railway station providing direct links to London, the property offers an excellent combination of convenience and coastal living.

The accommodation is presented in excellent order throughout and comprises a bright and spacious 15ft living area, thoughtfully arranged to provide both sitting and sleeping space. There is a modern fitted kitchen with a range of integrated appliances, along with a stylish and contemporary fully tiled shower room/WC.

Further benefits include double glazed tilt-and-turn windows, electric panel heating, and smart, modern flooring throughout, giving the property a fresh and low-maintenance finish.

The building itself is well maintained and offers a residents lift for ease of access, along with attractive and established communal gardens to the rear, providing a peaceful outdoor setting.

The property is offered for sale chain free and is held on the remainder of a 999-year lease. The service charge is approximately £1,060 per annum.

An ideal first-time purchase, coastal bolt-hole, or investment opportunity.

Viewing is strictly by appointment with Just Property.



ROOM DIMENSIONS

Lift to First Floor

Private Front Door

Entrance Hallway

Living Room / Bedroom Area
15'8" x 13'10" (4.80 x 4.22)

Kitchen
9'1" x 6'5" (2.77 x 1.96)

Shower Room
7'1" x 5'6" (2.18 x 1.68)

Communal Gardens

FEATURES

- One Bedroom Studio Apartment
- First Floor - Residents Lift
- St Leonards Station Walking Distance
- Fantastic Views
- Communal Gardens
- Long Lease of Over 960 Years
- Modern Shower Room / WC
- Separate Fitted Kitchen
- Lovely Condition
- CHAIN FREE



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.