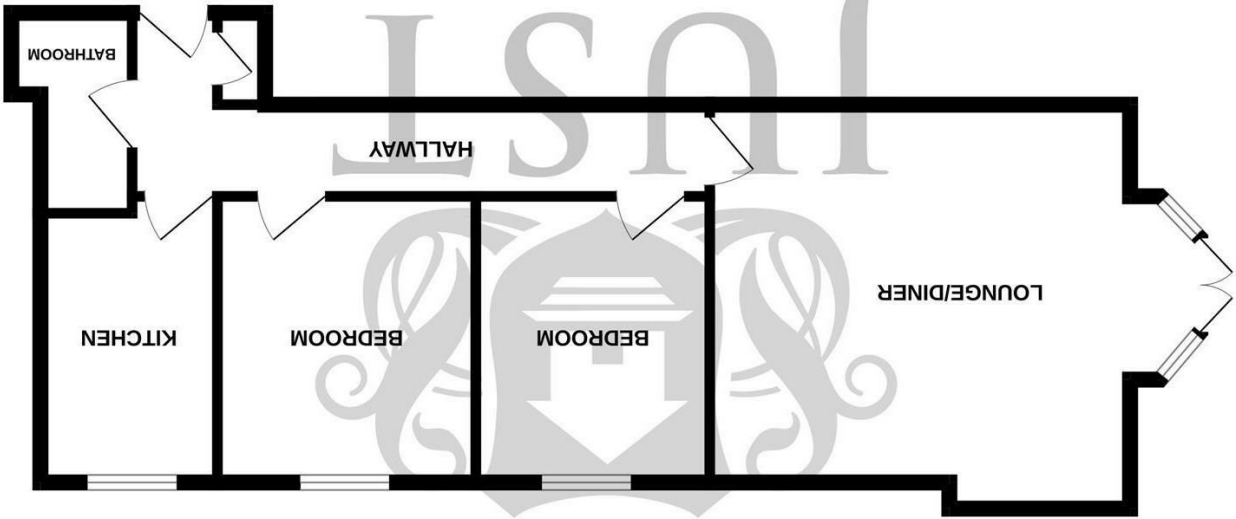




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

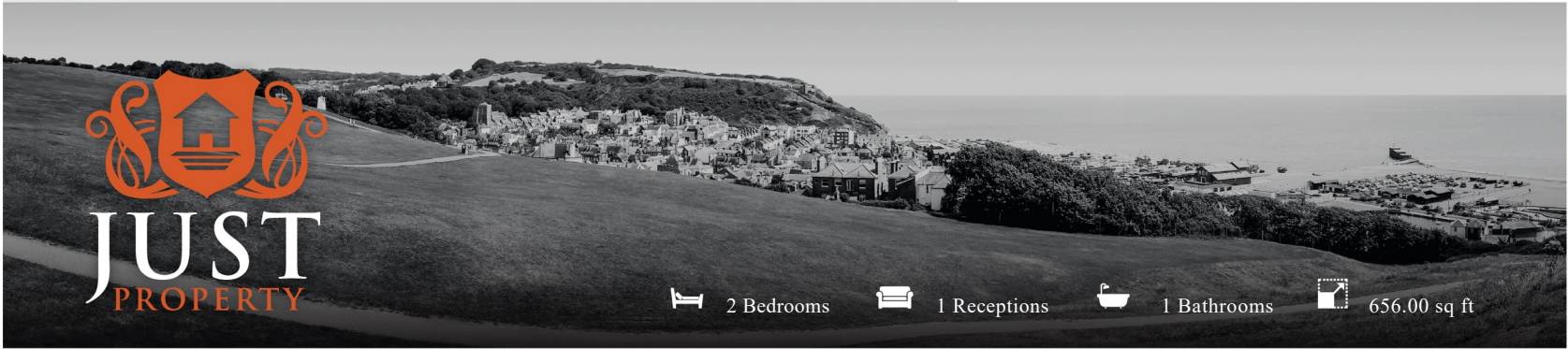
GROUND FLOOR

FLOORPLANS

Flat 2, 57 Church Road, St. Leonards-On-Sea, TN37 6HJ



www.justproperty.net



2 Bedrooms 1 Receptions 1 Bathrooms 656.00 sq ft

Flat 2, 57 Church Road, St. Leonards-On-Sea, TN37 6HJ

Leasehold - Share of Freehold

£269,950





ROOM DIMENSIONS

Communal Entrance

Front Door

Entrance Hallway

Family Bathroom

Kitchen
11'9" x 7'6" (3.60 x 2.30)

Bedroom
11'9" x 9'10" (3.60 x 3.00)

Bedroom
11'9" x 7'2" (3.60 x 2.20)

Family Lounge / Dining Room
16'4" x 14'5" (5.00 x 4.40)

Private Garden

Shed

Allocated Parking Space

FEATURES

- Two Bedrooms
- Private South Facing Rear Gardens
- Large Living Room Opening into Garden
- Storage Shed
- Share of Freehold
- Allocated Parking Space
- Great St Leonards Location
- Walking Distance to Station, Shops and Seafront
- Light and Bright Apartment
- French Doors Opening into Garden

