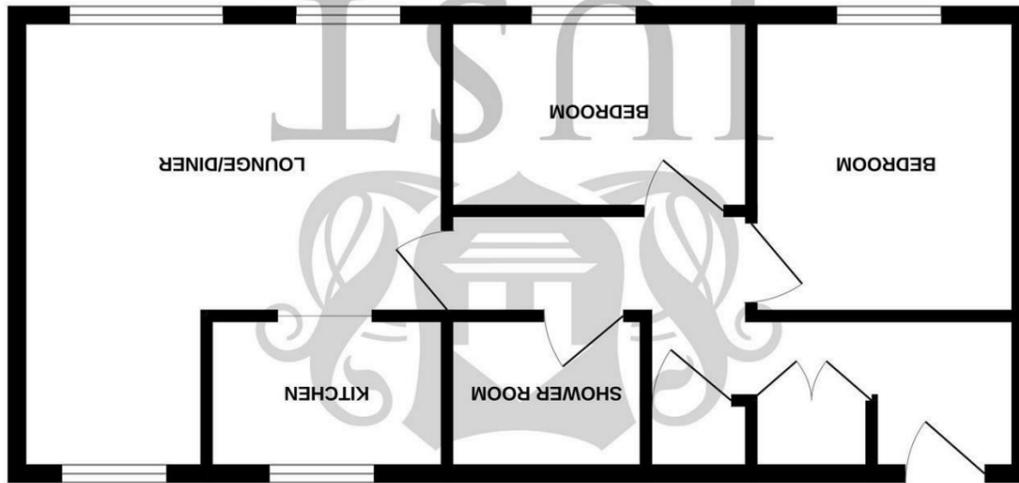


England & Wales	
EU Directive 2002/91/EC	
Current	Potential
75	79
Energy Efficiency Rating	
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	



SECOND FLOOR

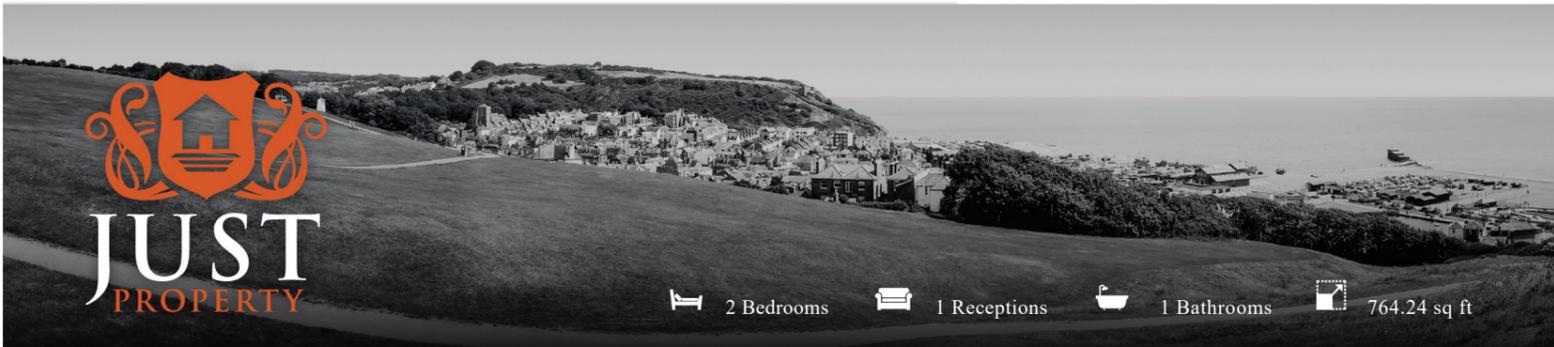
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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.

Made with MetreQuik ©2025



FLOORPLANS
6 Bayeux Court, Bohemia Road, St. Leonards-On-Sea, TN37 6RZ

www.justproperty.net



2 Bedrooms 1 Receptions 1 Bathrooms 764.24 sq ft

6 Bayeux Court, Bohemia Road, St. Leonards-On-Sea, TN37 6RZ

Leasehold
£175,000





2 Bedrooms 1 Receptions 1 Bathrooms 764.24 sq ft

PROPERTY DETAILS

Just Property are delighted to present this well-appointed two-bedroom purpose-built apartment, ideally located in the heart of St Leonards-on-Sea.

Positioned within close proximity to a wide range of local amenities - including supermarkets, independent shops, major bus routes, and a fantastic selection of cafés and bars - this property offers convenient coastal living.

St Leonards Warrior Square railway station is just a 10-minute walk away, providing excellent transport links, while the seafront and popular recreational facilities, including Freedom Leisure Gym and Pool, are just a short stroll from the property.

Situated on the second floor, the apartment features an inviting entrance hallway, two generously sized double bedrooms, a stylishly fitted bathroom, a separate kitchen, and a bright, dual-aspect L-shaped living/dining room that enjoys a pleasant sea view to the south.

Additional benefits include:

- Residents' lift
- Communal refuse chute
- Two permitted parking spaces

We are advised that there are approximately 82 years remaining on the lease, with a current service charge of £146 per month (including buildings insurance) and a ground rent of £10 per year. The sellers have advised us they will be extending the lease to 125 years on request.

Viewings are strictly by appointment only through sole agents, Just Property.



ROOM DIMENSIONS

Communal Entrance

Residential Lift

Front Door

Hallway

Storage Cupboards

Bedroom
11'6" x 10'7" (3.51 x 3.23)

Bedroom
9'8" x 8'2" (2.97 x 2.51)

Lounge / Dining Room
19'10" x 18'0" max (6.05 x 5.49 max)

Kitchen
10'9" x 6'8" (3.28 x 2.04)

Bathroom

Parking Space

FEATURES

- Second Floor Apartment
- Two Double Bedrooms
- Sea Views
- Two Parking Spaces
- Modern Fitted Kitchen
- Large Sitting / Dining Room
- Close To Shops and Parks
- St Leonards and Hastings Centres Nearby
- Purpose Built

