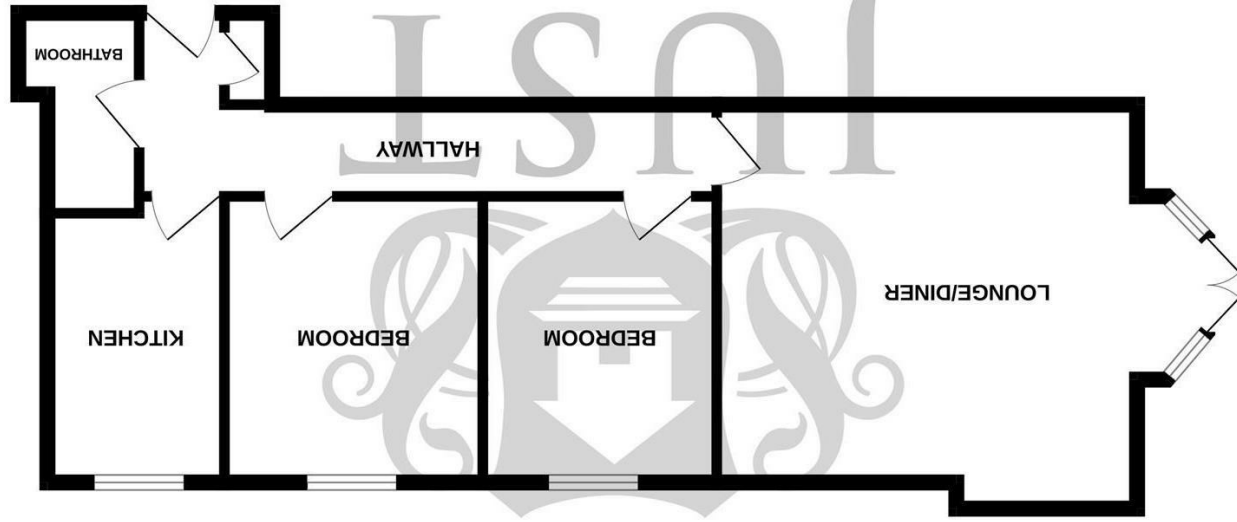


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is illustrative purposes only and should be used as such 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	
Potential	Current
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)	
G (1-20)	78
Not energy efficient - higher running costs	



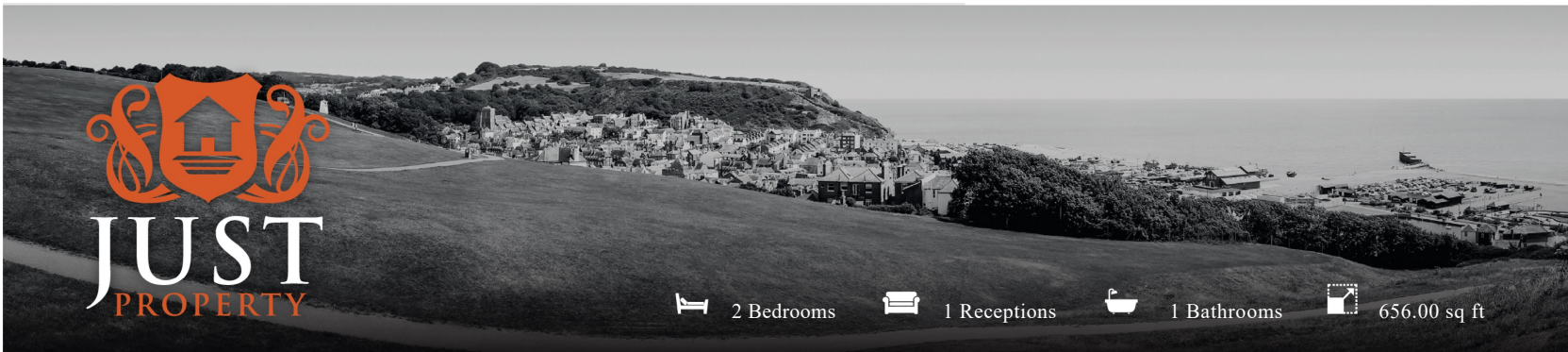
GROUND FLOOR



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

FLOORPLANS

www.justproperty.net



2 Bedrooms 1 Receptions 1 Bathrooms 656.00 sq ft

Leasehold - Share of Freehold

£258,000

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



PROPERTY DETAILS

Offers Over £258,000

Just Property are delighted to present to the market this well-proportioned and beautifully presented two double bedroom garden apartment, located in the highly sought-after Church Road area of St Leonards.

Ideally positioned, the property is within easy walking distance of the seafront and promenade, Warrior Square mainline railway station, and the popular shops, cafés, and entertainment venues of Mercatoria. Hastings Old Town is also just a short distance away, making this a superbly located coastal home.

The accommodation comprises a spacious entrance hallway, a modern fitted kitchen with some integrated appliances, a family bathroom, and two generous double bedrooms overlooking the garden. The heart of the home is a bright, bay-fronted lounge/diner, which enjoys French doors leading directly on to a private wraparound garden. This outdoor space is a real highlight — mainly laid to lawn, with a useful garden shed and ideal for relaxing or entertaining.

Additional benefits include allocated parking for one vehicle to the front of the building, a share of the freehold, and a lease length of approximately 114 years. Maintenance is currently £740, paid twice yearly.

This is a rare opportunity to secure a charming and spacious apartment in a prime location with private outside space and parking.

Viewing is considered essential and is strictly by appointment via the vendor's sole agents, Just Property.



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

