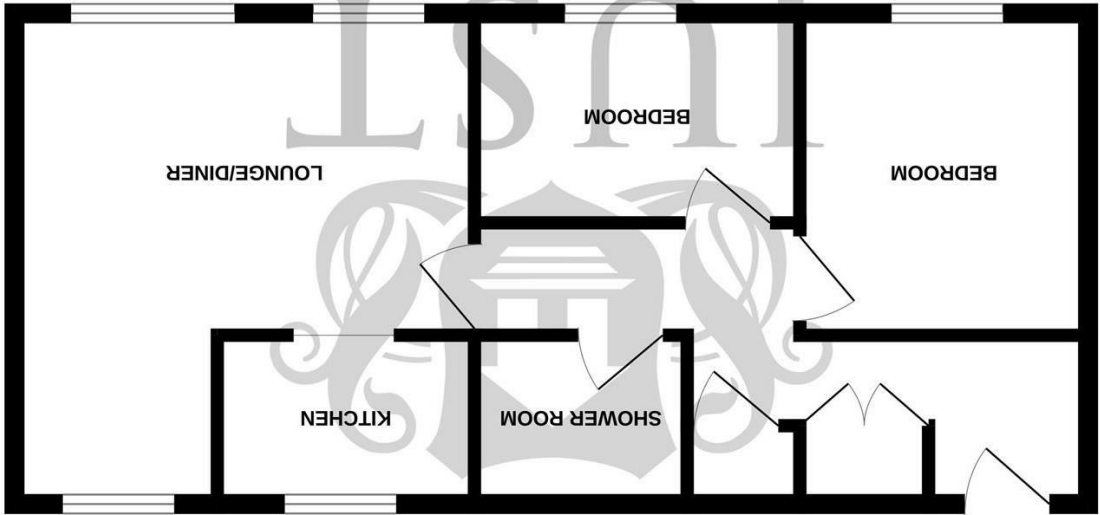




England & Wales		
EU Directive 2002/91/EC		
	Current	Potential
Very energy efficient - lower running costs	A (92 plus)	
	B (81-91)	
	C (69-80)	75
	D (55-68)	
	E (39-54)	
	F (21-38)	
Not energy efficient - higher running costs	G (1-20)	79



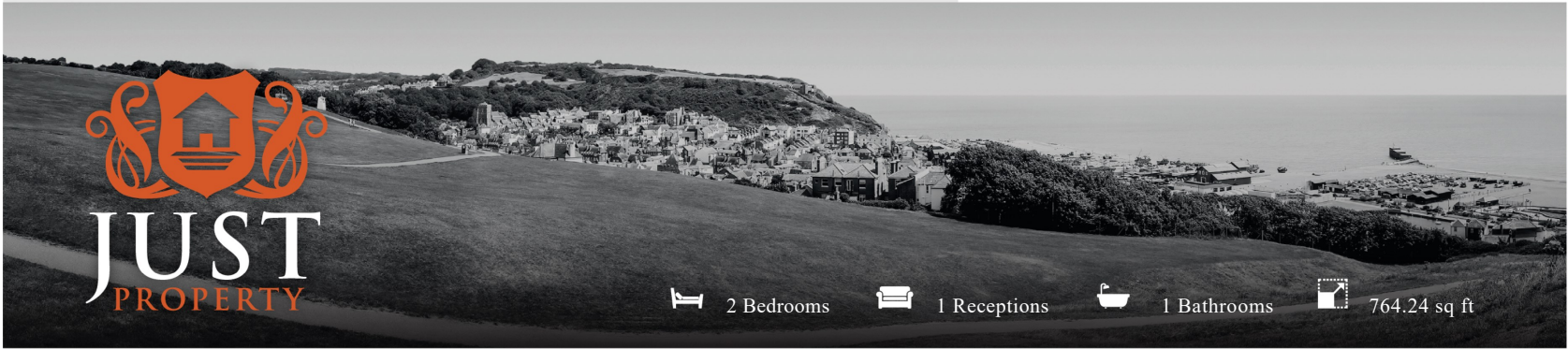
SECOND FLOOR



FLOORPLANS

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

www.justproperty.net



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

Leasehold

£175,000







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



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.