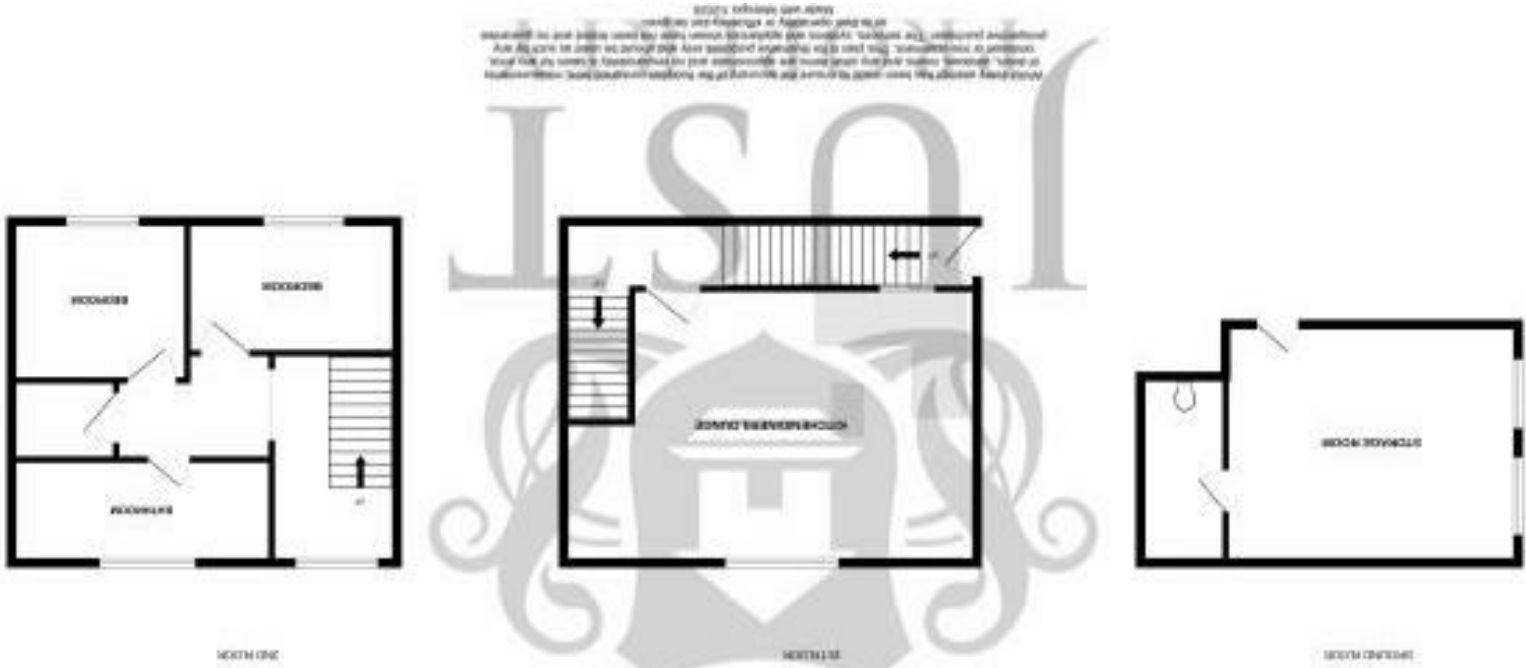




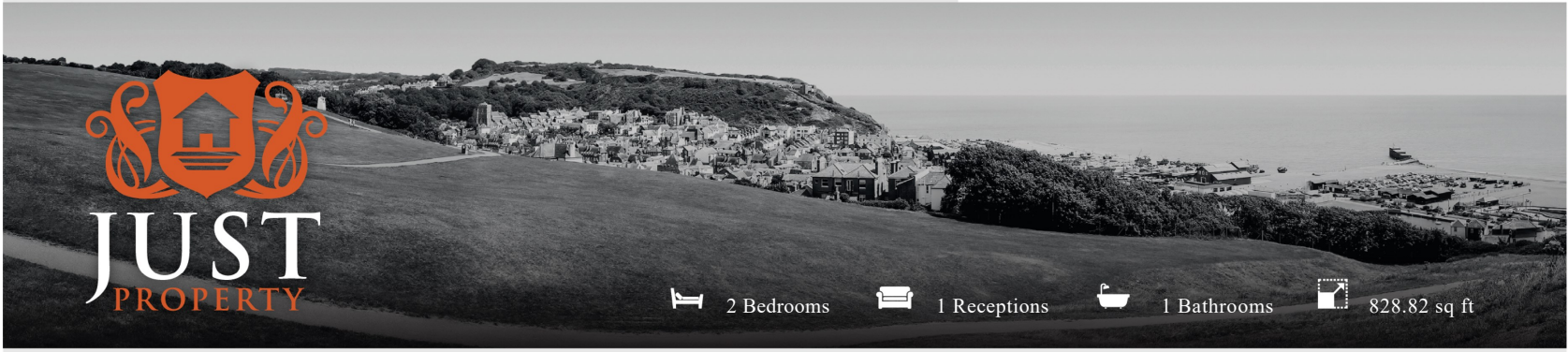
| England & Wales                             |                                             |          |
|---------------------------------------------|---------------------------------------------|----------|
| EU Directive 2002/91/EC                     |                                             |          |
| Energy Efficiency Rating                    | Not energy efficient - higher running costs | (1-20)   |
|                                             | G                                           | (21-30)  |
|                                             | F                                           | (31-40)  |
|                                             | E                                           | (41-50)  |
|                                             | D                                           | (51-60)  |
|                                             | C                                           | (61-70)  |
|                                             | B                                           | (71-80)  |
| Very energy efficient - lower running costs | A                                           | (81-90)  |
|                                             | Plus                                        | (91-100) |
| Current                                     | 69                                          | 75       |
| Potential                                   |                                             |          |



## FLOORPLANS

106 & 106A Bohemia Road, St. Leonards-On-Sea, TN37 6RN

[www.justproperty.net](http://www.justproperty.net)



106 & 106A Bohemia Road, St. Leonards-On-Sea, TN37 6RN

2 Bedrooms 1 Receptions 1 Bathrooms 828.82 sq ft

Freehold

£187,500







Freehold

£187,500



## ROOM DIMENSIONS

FREEHOLD - FOR SALE

CASH BUYERS

Private Entrance

Storage Room With W.C  
15'3" x 11'11" (4.669 x 3.654)

Separate Entrance To Flat

Stairs Up To First Floor

Open Plan Kitchen / Lounge  
18'9" x 16'10" (5.734 x 5.145)

Storage Potential

Stairs Up To Second Floor

Bright & Airy Landing Space

Bedroom  
10'4" x 8'2" (3.160 x 2.506)

Bedroom  
11'4" x 8'3" (3.467 x 2.518)

Shower Room  
11'10" x 5'0" (3.622 x 1.530)

Far Reaching Views Over The Surroundings

## FEATURES

- CHAIN FREE SALE
- FREEHOLD - 106 / 106a Bohemia Road
- Investment Opportunity
- Popular Location
- Cash Buyers Invited
- Two Bedroom Flat & Freehold Available
- Call Just Property To View In Person
- Viewing Considered Essential
- Recently Refurbished Throughout



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.