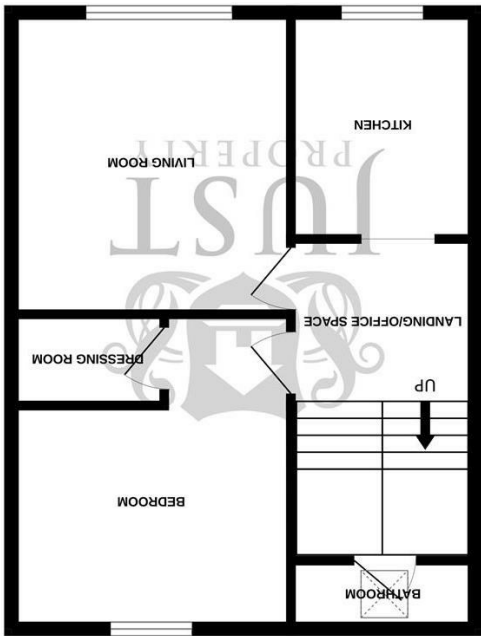




Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Very energy efficient - lower running costs
		A (92 plus)
		B (81-91)
		C (69-80)
		D (55-68)
		E (39-54)
		F (21-38)
		G (1-20)
		Not energy efficient - higher running costs
		74
		75

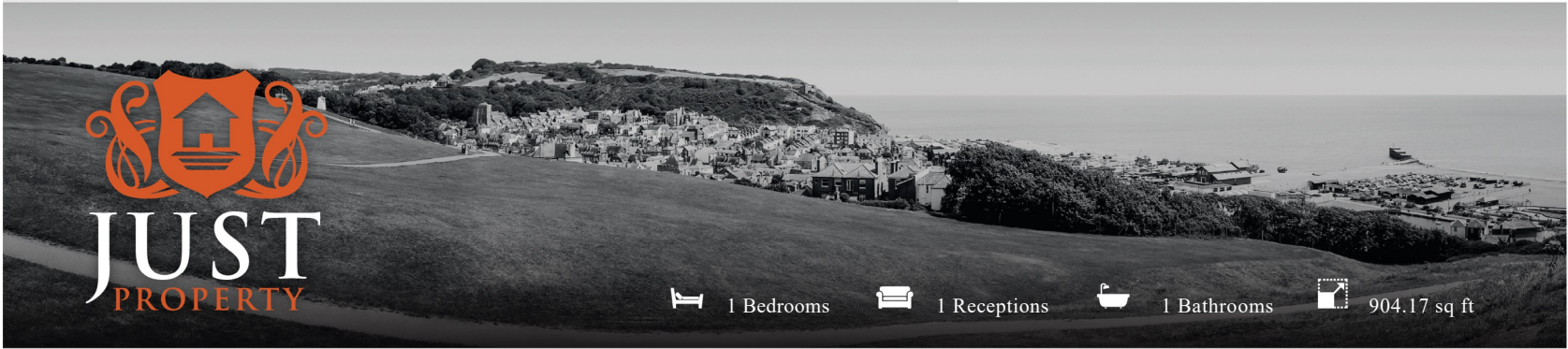
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements are approximate. The floorplan is intended to provide a general guide only and should not be relied upon for any other purpose. The floorplan is not intended to be used as a legal document and should not be used as a basis for any legal proceedings. The floorplan is not intended to be used as a basis for any legal proceedings. The floorplan is not intended to be used as a basis for any legal proceedings.



TOP FLOOR



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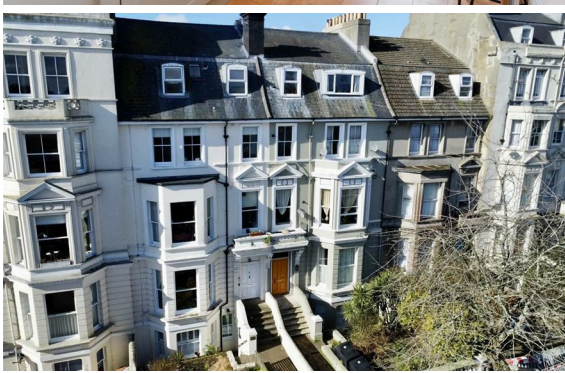


1 Bedrooms 1 Receptions 1 Bathrooms 904.17 sq ft

Flat E 21 Charles Road, St Leonards On Sea, TN38 0QH

Leasehold - Share of Freehold

£239,950





Leasehold - Share of Freehold

£239,950



1 Bedrooms



1 Receptions



1 Bathrooms



904.17 sq ft

PROPERTY DETAILS

Just Property is delighted to bring to the market this stunning top-floor one-bedroom apartment, located on Charles Road in St Leonards, offering the perfect blend of modern living, charm, and convenience.

Positioned just a five-minute walk from both the town centre and mainline railway station, the property enjoys an ideal balance of peaceful surroundings with easy access to a wide range of local amenities. Overlooking the ever-popular Gensing Gardens and enjoying breathtaking sea views, this apartment offers a tranquil retreat with picturesque outlooks right from your window.

The property is arranged over two levels, creating a spacious and unique layout that maximises the available accommodation. The large reception room provides an excellent space for both relaxing and entertaining, with ample room for comfortable living. Flooded with natural light throughout the day, the apartment benefits from a bright and airy feel in every room.

A particularly appealing feature is the generous landing area, which offers versatility as an occasional dining space, home office, or study area—ideal for those working from home or requiring additional flexible space.

The apartment also boasts a well-proportioned double bedroom featuring a spacious walk-in wardrobe, providing excellent storage.

Further benefits include UPVC double glazing, gas central heating, a share of freehold, and a balance of a 999-year lease. Maintenance is £100 a month,. All works to date have been paid in full and the property has just benefitted from new roofs on both of the apartments front dorma windows

The combination of its superb location, exceptional views, and generous proportions makes this a rare opportunity. Whether you are seeking a peaceful home close to the town and station, or a stylish coastal retreat, this property truly offers it all.

To arrange access, please contact the vendors' sole agents, Just



ROOM DIMENSIONS

Communal Entrance

Stairs to Front Door

Split Level

Bathroom

8'0" x 5'1" (2.46 x 1.55)

Stairs to Dining Area

Bedroom

16'10" x 15'7" (5.15 x 4.75)

Walk in Wardrobe

8'11" x 4'11" (2.73 x 1.51)

Reception Room

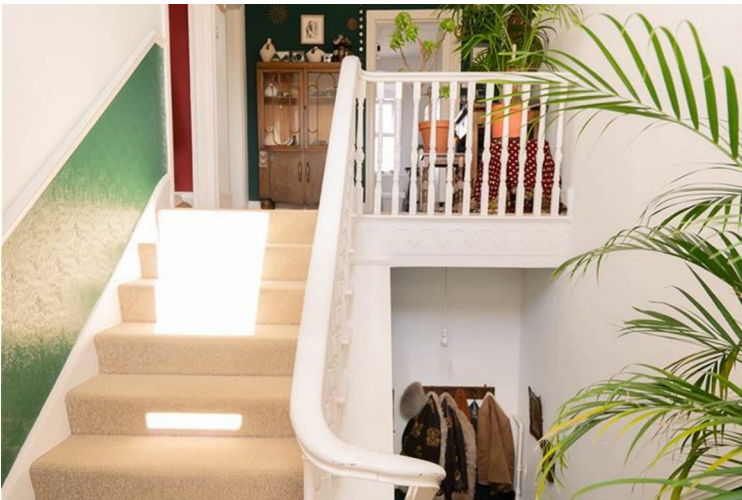
14'11" x 14'11" (4.55 x 4.57)

Kitchen / Breakfast Room

12'4" x 8'8" (3.78 x 2.65)

FEATURES

- Share of Freehold
- Balance of 999 Year Lease
- 904 Sq Ft of Accommodation
- Large Bedroom
- Walk in Wardrobe
- Amazing Views Over Gensing Gardens
- Split Level Accommodation
- Beautifully Presented
- Seafront and Train Station 5 Mins Walk
- Period Features and Charm



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.