



## Allegria Court Quarry Hill

, St. Leonards-On-Sea, TN38 0HQ

Asking Price £325,000



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## Description

A truly special Grade II listed apartment enviably positioned in a secluded and leafy setting in Burton St. Leonards. Situated on Quarry Hill, just moments from St Leonards Gardens, this beautifully located home is surrounded by natural greenery and tranquil scenery.

Set on the first floor of an attractive period building, the apartment enjoys off-road parking and access to beautifully maintained communal gardens. A charming balcony-style atrium featuring a shared entrance with wooden shutters, offers practical additional storage and leads through to a wide, welcoming hallway connecting the generously proportioned accommodation.

The property retains a wealth of period character, including exceptionally well-maintained wooden floorboards that run throughout the property - perfectly complementing the original features. The impressive dual-aspect living/dining room looks out to the trees surrounding and fills the space with natural light. The compact modern kitchen is thoughtfully designed with elegant sage cabinetry and ample storage.

- 2 Bedroom First Floor Apartment in a Leafy Setting
- Exposed Wooden Floorboards
- Off-Road Parking
- Bright and Spacious
- 952 Year Lease Remaining
- Grade II listed, Decimus Burton Building
- Leasehold Property
- A Stones Throw from St Leonards Gardens
- Communal Garden
- £2,800 Annual Service Charge





## Floor Plan



## Area Map



## Viewing

Please contact our St Leonards on Sea Office on 01424 420073 if you wish to arrange a viewing appointment for this property or require further information.

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11 London Road, St Leonards on Sea, East Sussex, TN37 6AE  
Tel: 01424 420073 Email: sales@mandwsalesandlettings.co.uk

## Energy Efficiency Graph

