



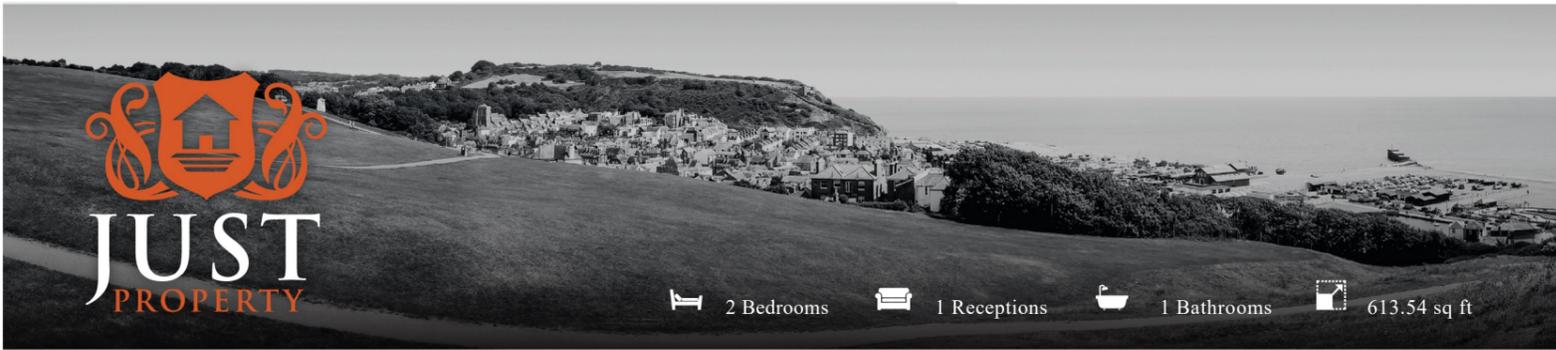
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	48
Potential	77



14A Church Road, St. Leonards-On-Sea, TN37 6EF

# FLOORPLANS

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



2 Bedrooms | 1 Receptions | 1 Bathrooms | 613.54 sq ft

14A Church Road, St. Leonards-On-Sea, TN37 6EF

Leasehold - Share of Freehold

£219,950





2 Bedrooms 1 Receptions 1 Bathrooms 613.54 sq ft

## PROPERTY DETAILS

### CHAIN FREE

A beautifully presented two bedroom lower ground floor garden apartment, enviably positioned in the ever-popular Church Road area of St Leonards-on-Sea. Ideally located, the property is just a short stroll from Warrior Square railway station with its mainline connections to London, along with a fantastic selection of local shops, cafés, restaurants and regular bus services. The seafront and promenade are within easy reach, as are Hastings town centre and the historic Old Town.

Accessed via its own private entrance, the apartment opens into an inner hallway with a useful storage cupboard, leading through to a generous main hallway. The heart of the home is the impressive open plan living room and kitchen, fitted with a range of integrated appliances and enhanced by a bay window overlooking the front garden, allowing for excellent natural light.

There are two well-proportioned double bedrooms, along with a spacious bathroom featuring a Jacuzzi bath. To the rear, a utility area provides additional practicality and leads through double doors to a small private courtyard, offering a quiet outdoor retreat.

The property enjoys excellent internal light throughout and is offered with the benefit of a 955-year lease, with maintenance arranged on an as-and-when basis. Available chain free, early viewing is highly recommended with Just Property.

## ROOM DIMENSIONS

### Private Front Door

Entrance Porch  
9'4" x 3'4" (2.87 x 1.02)

Hallway  
27'3" x 5'6" (8.33 x 1.70)

Open Plan Kitchen and Living Room  
20'4" x 13'3" (6.20 x 4.04)

Bedroom  
9'8" x 7'8" (2.95 x 2.36)

Bedroom  
9'8" x 7'8" (2.95 x 2.36)

Bathroom / Utility  
10'9" x 9'6" (3.30 x 2.90)

### Front Garden

Rear Courtyard  
7'4" x 5'4" (2.24 x 1.63)

## FEATURES

- CHAIN FREE
- Two Bedrooms
- Garden Apartment
- Private Front Door
- Stunning Open Plan Kitchen and Living Area
- Share Of Freehold and 955 year lease
- Front Garden and Rear Courtyard
- Walking Distance To Seafront and St Leonards
- Bathroom and Utility Room

