

# JOHN BRAY & SONS



15 Rectory Close  
, St. Leonards-On-Sea, TN38 0TW

Offers In Excess Of £175,000



## 15 Rectory Close

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

The property: a bright and spacious three bedroom apartment positioned on the first floor of this purpose built block. The accommodation is well proportioned and comprises a generous living room which is positioned at the front of the property and a kitchen/breakfast room fitted with modern units and offering ample space for a dining table. There are three bedrooms, two of which are double rooms, together with a family bathroom and separate w/c. Externally communal gardens wrap around the building and there is residents parking available on a first come, first serve basis. Being sold with a long lease and share of freehold.

The location: situated in a private road within easy reach of St. Matthews Gardens residents gardens, Alexandra Park, good transport links and shopping facilities at Silverhill and Bohemia.

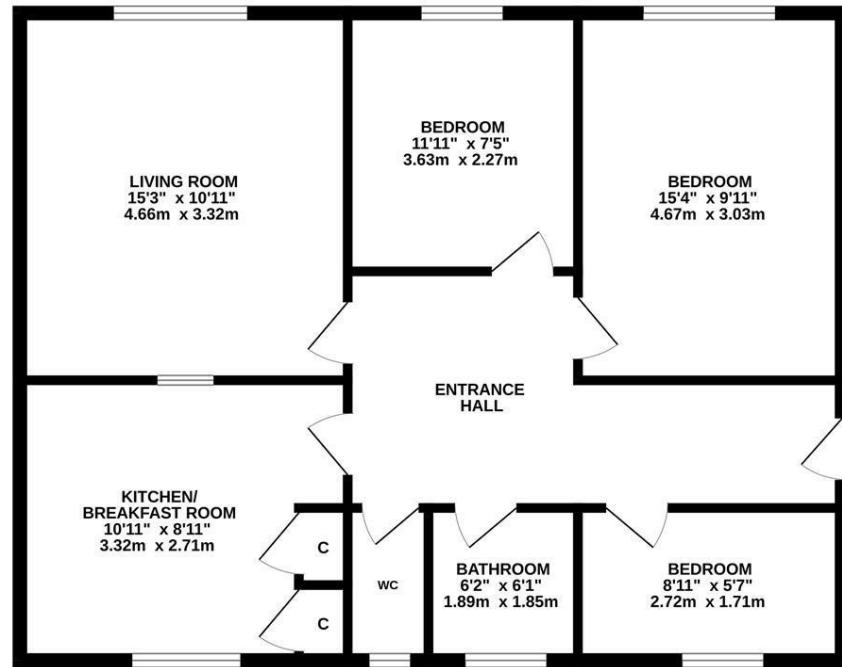
- Share of freehold
- Lease term remaining approx. 191 years
- Ground rent £80pm
- Council Tax band A





## Floor Plan

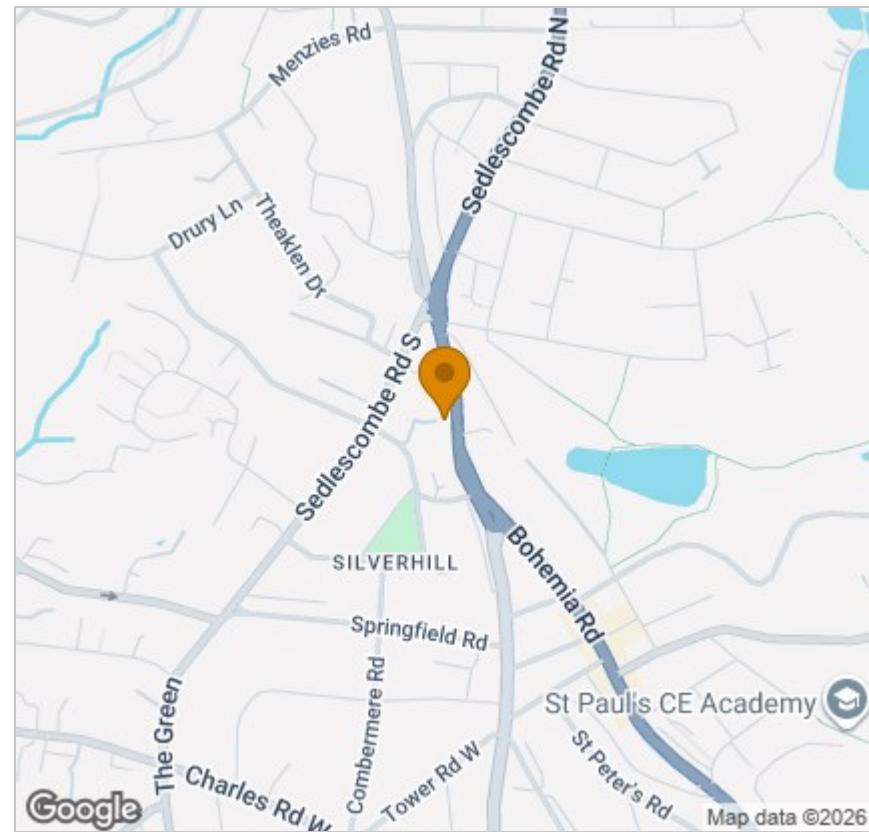
FIRST FLOOR  
876 sq.ft. (81.4 sq.m.) approx.



TOTAL FLOOR AREA: 876 sq.ft. (81.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate. We have not taken into account any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems, and appliances shown have not been tested as such by any agent or operator and may not be given.

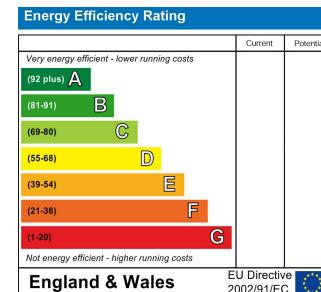
Made with Metropix ©2002

## Area Map



Map data ©2026

## Energy Efficiency Graph



## Viewing

Please contact our John Bray Hastings Sales Office on 01424 421544  
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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