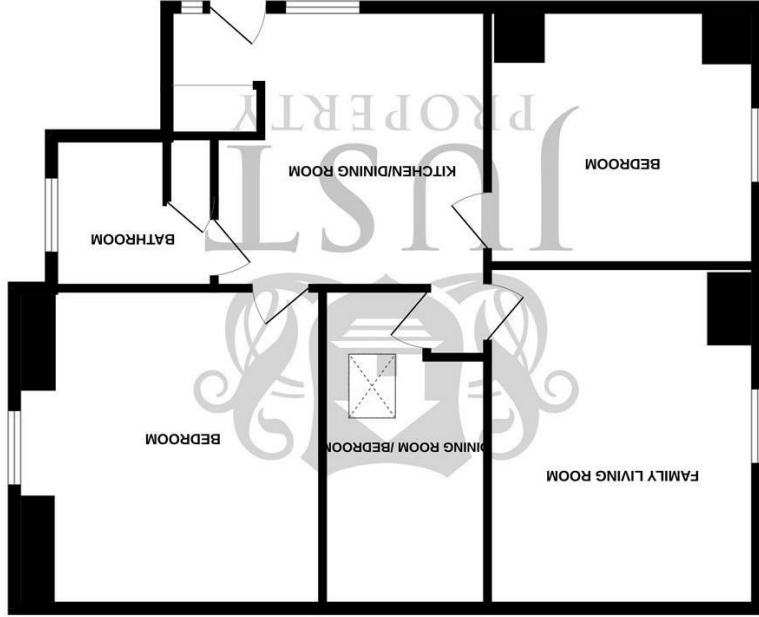


England & Wales	
EU Directive 2002/91/EC	
Potential	Current
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	61
E (39-54)	66
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	



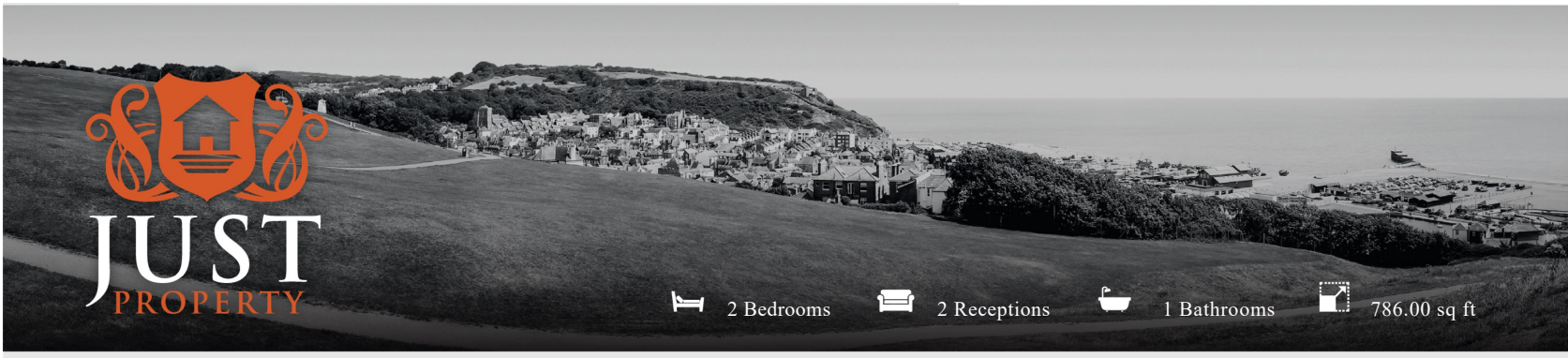
SECOND FLOOR



FLOORPLANS

Flat 4 7 Dane Road, St Leonards-On-Sea, TN38 0QU

www.justproperty.net



2 Bedrooms 2 Receptions 1 Bathrooms 786.00 sq ft

Leasehold

£250,000

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Leasehold

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2 Bedrooms 2 Receptions 1 Bathrooms 786.00 sq ft

PROPERTY DETAILS

CHAIN FREE & OFFERS OVER £250,000

A spacious and well-presented converted top floor two/three bedroom apartment with its own section of private garden, situated on one of the most sought-after roads within Burton St Leonards.

Ideally positioned within easy reach of the vibrant amenities of central St Leonards, including the popular artisan shops, cafés and eateries along Kings Road and Norman Road, the property offers both convenience and an excellent lifestyle setting. The gorgeous Markwick Gardens are directly opposite.

The apartment boasts exceptionally well-proportioned accommodation along with stunning far-reaching views across the sea and St Leonards. The accommodation comprises a generous family living room, a large open-plan kitchen/dining room, two well-proportioned double bedrooms and a bathroom. There is also an additional versatile room which could be used as an occasional third bedroom, but would equally make an ideal dining room.

Externally, the property benefits from its own private section of rear garden, offering ample space to sit out and enjoy. There is also a useful outbuilding/garage with parking. There is a 81year lease, this will be extended to 99 years on completion and maintenance is approx. £1,500 per annum.

Properties of this nature, offering generous space, character, outdoor accommodation and impressive views in such a desirable location, are rarely available and early viewing is highly recommended.



ROOM DIMENSIONS

External Steps To Private Front Door

Entrance Area

Kitchen / Dining Room
14'11" x 14'6" (4.57 x 4.42)

Family Living Room
16'9" x 13'1" (5.11 x 3.99)

Bedroom
14'4" x 11'3" (4.39 x 3.45)

Bedroom
12'11" x 12'2" (3.96 x 3.71)

Dining Room / Occasional Bedroom / Study
16'6" x 9'4" max (5.03 x 2.87 max)

Bathroom

Private Garden Area

Garage

FEATURES

- CHAIN FREE
- Two Bedrooms
- Family Living Room
- Dining Room / Occasional Third Bedroom
- Lease Being Extended to 99 Yrs
- Great Views
- Directly Opposite Markwick Gardens
- Private Garden Area
- Garage
- Top Floor Apartment with Private Entrance

