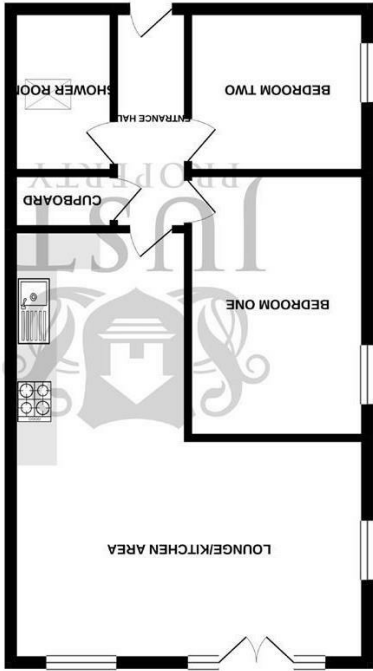




These sales particulars are issued to you in reliance on the accuracy of the information contained herein. Measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by any person for inaccuracy. They are for guidance only and should not be relied upon as a contract. The company does not accept any liability for any loss or damage caused by reliance on these sales particulars. The company does not accept any liability for any loss or damage caused by reliance on these sales particulars. The company does not accept any liability for any loss or damage caused by reliance on these sales particulars.



FIRST FLOOR

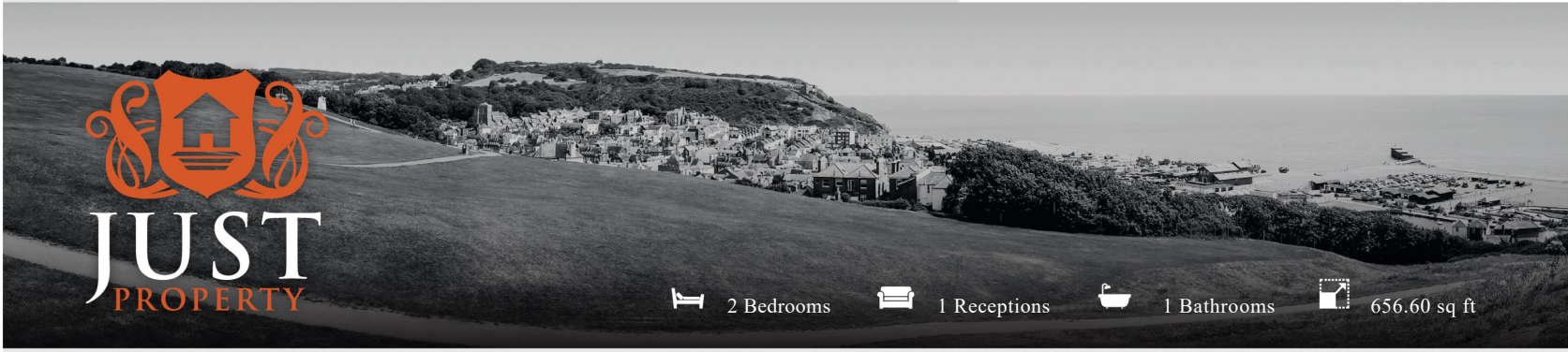
Energy Efficiency Rating	
	England & Wales
	EU Directive 2002/91/EC
	Not energy efficient - higher running costs
	A B C D E F G
	(92 plus)
	(81-91)
	(69-80)
	(55-68)
	(39-54)
	(21-38)
(1-20)	
Very energy efficient - lower running costs	
Current	
Potential	



Flat 6 St Johns Court , St Johns Road, St Leonards On Sea, TN37 6HN

FLOORPLANS

www.justproperty.net



Leasehold - Share of Freehold

£250,000

Flat 6 St Johns Court , St Johns Road, St Leonards On Sea, TN37 6HN



PROPERTY DETAILS

CHAIN FREE – Modern Elegance in a Prime Location

This beautifully presented two-bedroom first floor apartment combines a luxurious interior with excellent practical benefits, making it an ideal home or investment. Situated within a secure gated development, the property offers allocated parking, well-maintained communal gardens, a long lease, and an enviable location just minutes from the mainline train station. The seafront and the vibrant array of independent caf  s, shops and restaurants in central St Leonards are all within easy walking distance.

Built in 2017, the development reflects the charm of neighbouring period architecture while offering the advantages of modern, low-maintenance living. The apartment is accessed via a neat communal hallway and staircase to its private front door. Inside, the impressive open-plan kitchen, living and dining space (20'8 x 18'9) is the heart of the home, featuring a stylish fitted kitchen, Juliet balcony and a side window framing far-reaching views.

Both bedrooms are light and well-proportioned, with the principal measuring 12'9 x 8'7. The bathroom is a particular highlight, beautifully finished with marble-effect tiling and contemporary fixtures of the highest quality.

The property further benefits from a long lease of approximately 118 years, with a service charge of around £2,000 per annum (including ground rent).

Early viewing is highly recommended via sole agents, Just Property.

ROOM DIMENSIONS

Communal Entrance

Stairs To Front Door

Front Door

Hallway

Shower Room / WC
7'6" x 5'1" (2.31 x 1.57)

Bedroom
12'9" x 8'7" (3.89 x 2.62)

Bedroom
8'7" x 7'8" (2.62 x 2.34)

Kitchen / Lounge / Dining Room
20'8" x 18'9" (6.30 x 5.72)

Off Road Parking

Communal Gardens

FEATURES

- CHAIN FREE
- Ideal Investment
- Low Maintenance Building
- 118 Year Lease
- Two Bedrooms
- Beautifully Presented
- 2 Mins To St Leonards Station
- Communal Gardens and Allocated Parking Space
- Open Living Area
- Very Light and Bright Apartment

