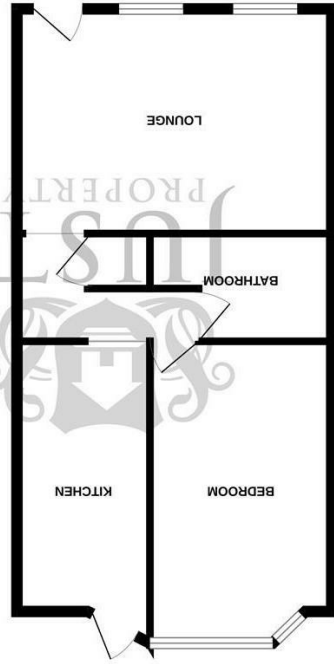


Energy Efficiency Rating: The Energy Efficiency Rating (EER) is a measure of the energy efficiency of a property. It is based on the predicted energy consumption of the property, taking into account the type of property, the size of the property, the type of heating system, the type of insulation, and the type of windows. The EER is expressed as a letter grade from A to G, with A being the most energy efficient and G being the least energy efficient. The EER is a key factor in determining the price of a property and is also a requirement for landlords to provide to their tenants. For more information on the EER, please visit the Energy Efficiency Rating website: [www.eer.gov.uk](http://www.eer.gov.uk)

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	68
Potential	77



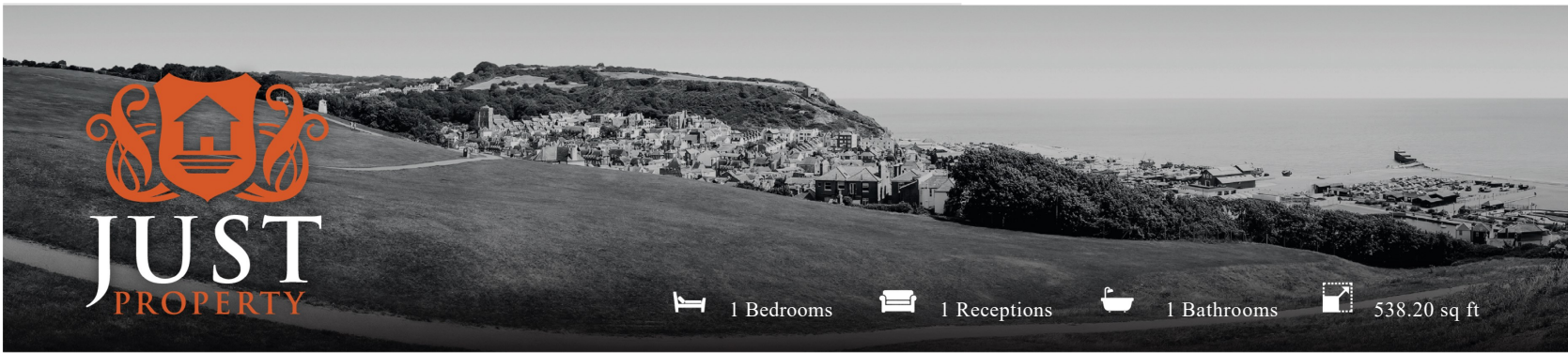
GROUND FLOOR



Flat 1, 12 Villa Road, St. Leonards-On-Sea, TN37 6EJ

# FLOORPLANS

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



1 Bedrooms   1 Receptions   1 Bathrooms   538.20 sq ft

Flat 1, 12 Villa Road, St. Leonards-On-Sea, TN37 6EJ

Leasehold

£139,500





Leasehold

£139,500

1 Bedrooms 1 Receptions 1 Bathrooms 538.20 sq ft

## PROPERTY DETAILS

Just Property are delighted to bring to the market this courtyard garden, one bed apartment situated in the highly desirable Villa Road in St Leonards. The property is within walking distance of Warrior Square railway station, the seafront & promenade, the fantastic selection of independent cafes, shops and restaurants of the buzzing St Leonards. The historic Old Town of Hastings is a short distance away, as well as the towns of Bexhill, Rye, Eastbourne and Battle.

Villa Road benefits from having its own private front door, leading through to a spacious lounge, an inner hallway with useful storage cupboard, a family bathroom, spacious double bedroom, as well as a fitted kitchen/breakfast room.

Further benefits of this property include 117 year remaining of the lease, maintenance is currently on and as and when basis and the ground rent is £150 per annum. There is also UPVC double glazing fitted at the property as well as gas fired central heating.

Viewing is highly recommended by the vendors choice of sole agents, Just Property. Please call 01424 444100 for more details and to arrange a viewing



## ROOM DIMENSIONS

Steps Down

Front Door

Lounge  
16'0" x 11'1" (4.90 x 3.40)

Hallway

Storage Cupboard

Kitchen / Breakfast Room  
13'3" x 5'6" (4.04 x 1.68)

Family Bathroom  
9'1" x 6'0" (2.79 x 1.85)

Bedroom  
16'2" x 10'2" (4.95 x 3.12)

Front Courtyard Garden

## FEATURES

- Private Entrance
- One Spacious Bedroom
- Garden Space
- Central Location In St Leonards
- Good Length Lease
- Immaculate Interiors
- Call Just Property To Arrange Access
- Viewing Considered Essential
- Council Tax Band - A

