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**27 Quarry House Quarry Hill, St. Leonards-On-Sea, TN38 0HP
Offers In Excess Of £160,000 Share of Freehold**

Nestled in the charming area of Quarry Hill, this immaculately modernised purpose-built flat offers a perfect retreat by the sea and benefits from sea views. Ideal for those seeking a stylish and convenient lifestyle, this one-bedroom apartment boasts an open-plan living room and kitchen, designed with contemporary elegance in mind. The space is flooded with natural light, creating a warm and inviting atmosphere for both relaxation and entertaining. The modern shower room is a testament to the thoughtful design that has gone into this property, ensuring that every detail has been carefully considered. With a share of freehold, you can enjoy the benefits of ownership while being part of a well-maintained community. For added convenience, the flat includes an allocated parking space, making it easy to come and go as you please. The absence of a chain sale means that you can move in without delay, allowing you to start enjoying your new home right away. This property is not just a flat; it is a perfect bolt hole for those who appreciate modern living in a picturesque coastal setting. Whether you are a first-time buyer, a downsizer, or looking for a holiday home, this apartment is sure to impress. Don't miss the opportunity to make this stunning property your own.





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Shower Room

1.80 x 1.72 m
5'10" x 5'7"

Hallway

2.42 x 1.09 m
7'11" x 3'6"

Bedroom

3.92 x 3.01 m
12'10" x 9'10"

Kitchen / Living Area

7.68 x 3.04 m
25'2" x 9'11"

Approximate total area⁽¹⁾

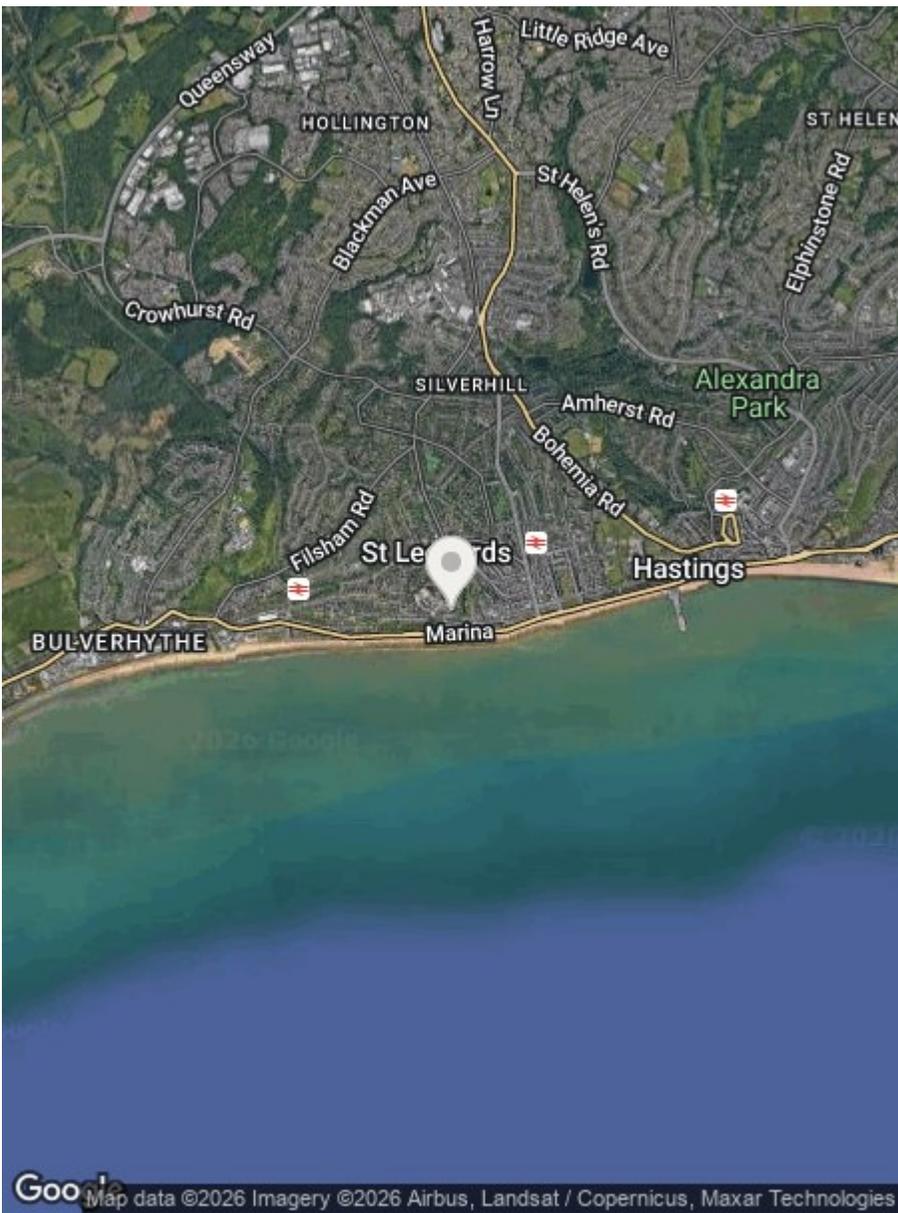
43 m²
462 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 70 | 77 |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

Council Tax Band - A

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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