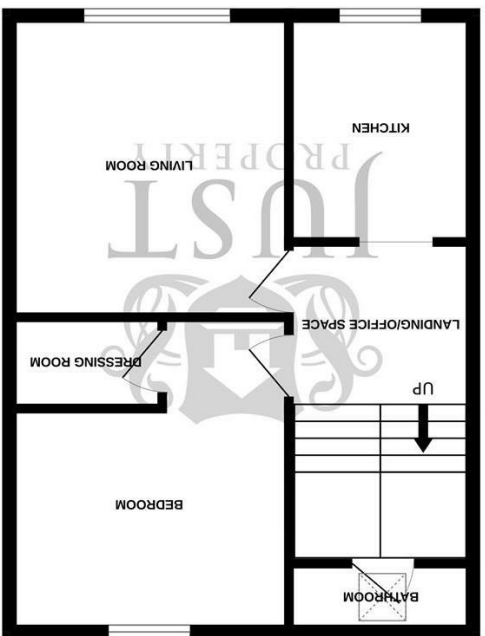


These plans are intended to provide a general impression of the proposed development. They are not to be used as a contract or a warranty. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract or a warranty. You should obtain clarification on any matters or information that are important to you.

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	74
Potential	75



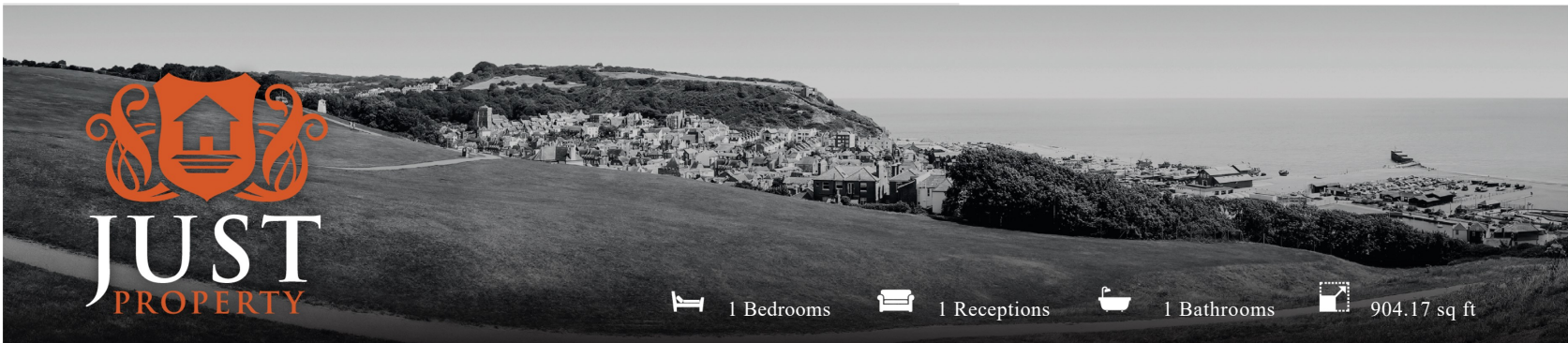
TOP FLOOR



Flat E 21 Charles Road, St Leonards On Sea, TN38 0QH

# FLOORPLANS

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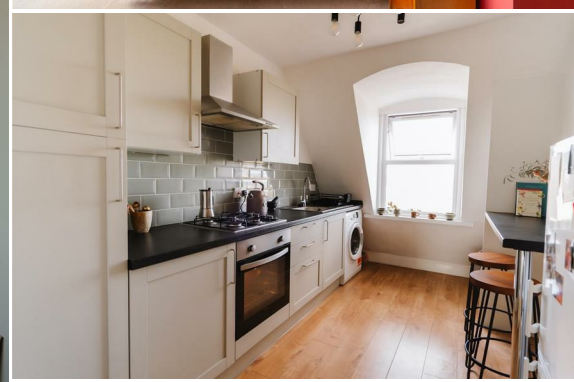


1 Bedrooms    1 Receptions    1 Bathrooms    904.17 sq ft

Leasehold - Share of Freehold

## £239,950

Flat E 21 Charles Road, St Leonards On Sea, TN38 0QH



## PROPERTY DETAILS

Just Property is delighted to bring to the market this stunning top-floor one-bedroom apartment, located on Charles Road in St Leonards, offering the perfect blend of modern living, charm, and convenience.

Positioned just a five-minute walk from both the town centre and mainline railway station, the property enjoys an ideal balance of peaceful surroundings with easy access to a wide range of local amenities. Overlooking the ever-popular Gensing Gardens and enjoying breathtaking sea views, this apartment offers a tranquil retreat with picturesque outlooks right from your window.

The property is arranged over two levels, creating a spacious and unique layout that maximises the available accommodation. The large reception room provides an excellent space for both relaxing and entertaining, with ample room for comfortable living. Flooded with natural light throughout the day, the apartment benefits from a bright and airy feel in every room.

A particularly appealing feature is the generous landing area, which offers versatility as an occasional dining space, home office, or study area—ideal for those working from home or requiring additional flexible space.

The apartment also boasts a well-proportioned double bedroom featuring a spacious walk-in wardrobe, providing excellent storage.

Further benefits include UPVC double glazing, gas central heating, a share of freehold, and a balance of a 999-year lease. Maintenance is £100 a month. All works to date have been paid in full and the property has just benefitted from new roofs on both of the apartments front dorma windows

The combination of its superb location, exceptional views, and generous proportions makes this a rare opportunity. Whether you are seeking a peaceful home close to the town and station, or a stylish coastal retreat, this property truly offers it all.

To arrange access, please contact the vendors' sole agents, Just



## ROOM DIMENSIONS

Communal Entrance

Stairs to Front Door

Split Level

Bathroom

8'0" x 5'1" (2.46 x 1.55)

Stairs to Dining Area

Bedroom

16'10" x 15'7" (5.15 x 4.75)

Walk in Wardrobe

8'11" x 4'11" (2.73 x 1.51)

Reception Room

14'11" x 14'11" (4.55 x 4.57)

Kitchen / Breakfast Room

12'4" x 8'8" (3.78 x 2.65)

## FEATURES

- Share of Freehold
- Balance of 999 Year Lease
- 904 Sq Ft of Accommodation
- Large Bedroom
- Walk in Wardrobe
- Amazing Views Over Gensing Gardens
- Split Level Accommodation
- Beautifully Presented
- Seafront and Train Station 5 Mins Walk
- Period Features and Charm

