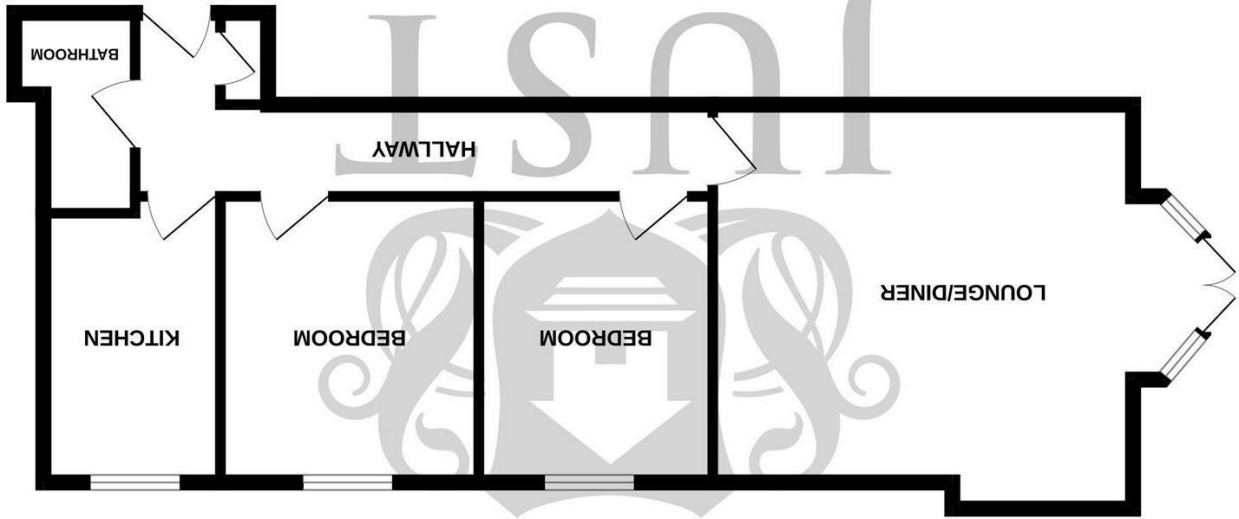
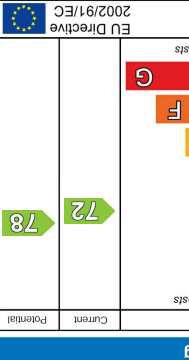




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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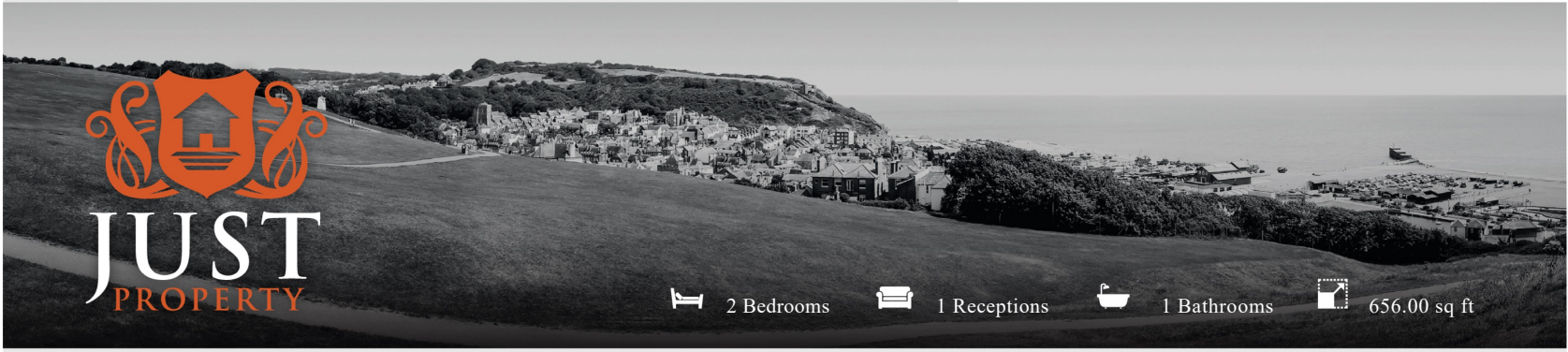


Energy Efficiency Rating				
England & Wales				
EU Directive 2002/91/EC				
 The chart displays a horizontal bar representing the energy efficiency rating scale from 1 to 100. The top half is labeled 'Very energy efficient - lower running costs' and the bottom half 'Not energy efficient - higher running costs'. The scale is divided into seven color-coded bands: A (dark green, 92-100), B (medium green, 81-91), C (light green, 69-80), D (yellow, 55-68), E (light orange, 39-54), F (orange, 21-38), and G (red, 1-20). A green arrow labeled '72' points to the boundary between bands C and D. A green arrow labeled '78' points to the boundary between bands F and G. The left side of the chart is labeled 'Potential' and the right side 'Current'.	Very energy efficient - lower running costs	Not energy efficient - higher running costs		
	A	(92 plus)	G	(1-20)
	B	(81-91)	F	(21-38)
	C	(69-80)	E	(39-54)
	D	(55-68)		
	Potential	Current		

GROUND FLOOR



www.justproperty.net



2 Bedrooms 1 Receptions 1 Bathrooms 656.00 sq ft

Flat 2, 57 Church Road, St. Leonards-On-Sea, TN37 6HJ

FLOORPLANS

Flat 2, 57 Church Road, St. Leonards-On-Sea, TN37 6HJ

Leasehold - Share of Freehold

£250,000



PROPERTY DETAILS

Just Property are delighted to present to the market this well-proportioned and beautifully presented two double bedroom garden apartment, located in the highly sought-after Church Road area of St Leonards.

Ideally positioned, the property is within easy walking distance of the seafront and promenade, Warrior Square mainline railway station, and the popular shops, cafés, and entertainment venues of Mercatoria. Hastings Old Town is also just a short distance away, making this a superbly located coastal home.

The accommodation comprises a spacious entrance hallway, a modern fitted kitchen with some integrated appliances, a family bathroom, and two generous double bedrooms overlooking the garden. The heart of the home is a bright, bay-fronted lounge/diner, which enjoys French doors leading directly on to a private wraparound garden. This outdoor space is a real highlight — mainly laid to lawn, with a useful garden shed and ideal for relaxing or entertaining.

Additional benefits include allocated parking for one vehicle to the front of the building, a share of the freehold, and a lease length of approximately 114 years. Maintenance is currently £740, paid twice yearly.

This is a rare opportunity to secure a charming and spacious apartment in a prime location with private outside space and parking.

Viewing is considered essential and is strictly by appointment via the vendor's sole agents, Just Property.

ROOM DIMENSIONS

- Communal Entrance
- Front Door
- Entrance Hallway
- Family Bathroom
- Kitchen
11'9" x 7'6" (3.60 x 2.30)
- Bedroom
11'9" x 9'10" (3.60 x 3.00)
- Bedroom
11'9" x 7'2" (3.60 x 2.20)
- Family Lounge / Dining Room
16'4" x 14'5" (5.00 x 4.40)
- Private Garden
- Shed
- Allocated Parking Space

FEATURES

- Two Bedrooms
- Private South Facing Rear Gardens
- Large Living Room Opening into Garden
- Storage Shed
- Share of Freehold
- Allocated Parking Space
- Great St Leonards Location
- Walking Distance to Station, Shops and Seafront
- Light and Bright Apartment
- French Doors Opening into Garden

