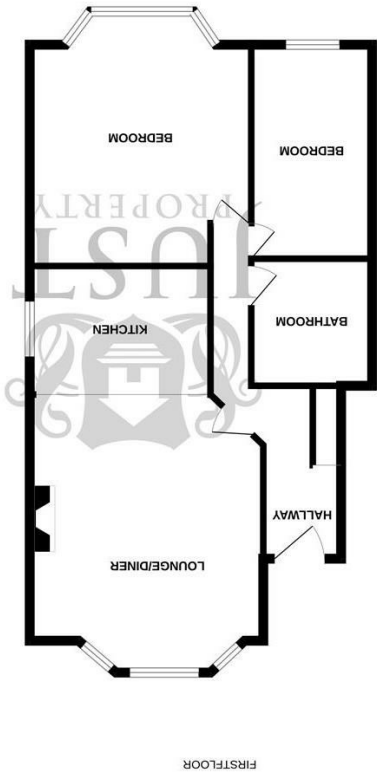




Sales particulars are intended only as general guidance. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of 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
Energy Efficiency Rating		
Potential	Current	
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)	69	
D (55-68)		78
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		

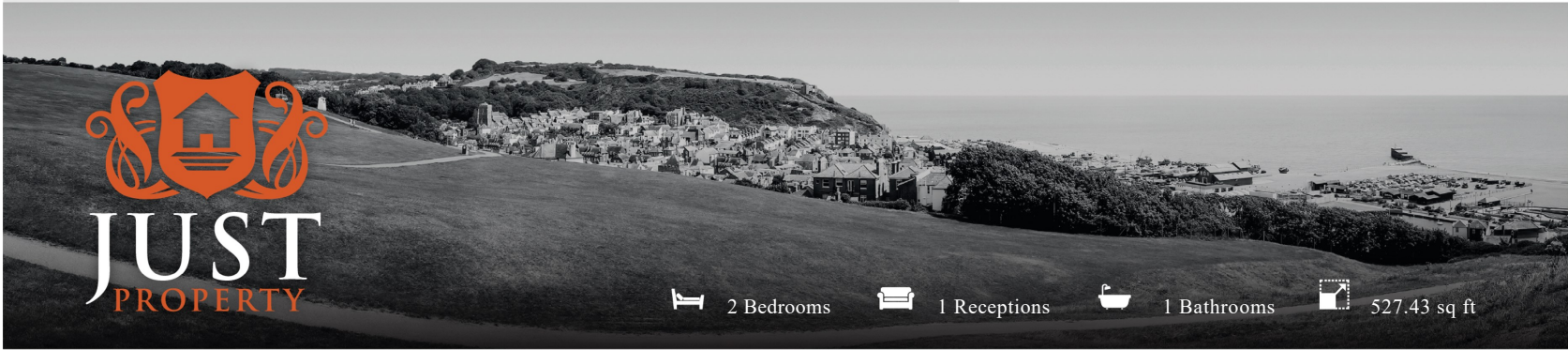
Measurements have been made to ensure the accuracy of the Energy Efficiency Rating. Measurements of doors, windows, floors and other items are approximate and no responsibility is taken for any error. The company does not warrant the accuracy of the Energy Efficiency Rating. The company does not warrant the accuracy of the Energy Efficiency Rating. The company does not warrant the accuracy of the Energy Efficiency Rating.



Flat 5 26 Stockleigh Road, St Leonards-On-Sea, TN38 0JP

FLOORPLANS

www.justproperty.net



Flat 5 26 Stockleigh Road, St Leonards-On-Sea, TN38 0JP

Leasehold

£194,950





 2 Bedrooms  1 Receptions  1 Bathrooms  527.43 sq ft

PROPERTY DETAILS

CHAIN FREE – TWO DOUBLE BEDROOMS – FIRST FLOOR APARTMENT

An excellent opportunity to secure a chain-free and extremely well-presented two double bedroom first-floor apartment, ideally situated in the popular Stockleigh Road area.

Conveniently located close to the mainline railway station, offering excellent connections towards London, as well as the seafront and promenade, this is a spacious and particularly light and bright apartment which would make an ideal home or investment.

The accommodation provides an entrance hallway with useful storage, leading into a bay-fronted living/dining room which enjoys great views across the local area and opens through to a fitted kitchen/breakfast room.

There is also a modern fitted bathroom with individual heated towel rail, while to the rear of the property are two generous double bedrooms. The principal bedroom benefits from attractive bay windows and enjoys a lovely outlook towards the local church spire.

The property further benefits from gas-fired central heating, some attractive original features and a lease of over 100 years remaining. The current maintenance charge is approximately £2,450 per annum.

An extremely well-presented and spacious apartment in a convenient location, which we feel is likely to appeal to first-time buyers, couples, downsizers and investors alike.

Please contact the vendor's sole agents, Just Property, to arrange your viewing of this stylish and appealing home.

ROOM DIMENSIONS

Communal Entrance

Stairs To Front Door

Hallway

Storage Space

Kitchen / Breakfast Room
9'10" x 8'7" (3.02 x 2.62)

Open Plan Lounge / Dining Room
14'1" x 13'6" (4.31 x 4.13)

Bathroom
7'0" x 6'6" (2.15 x 2.00)

Bedroom
15'8" x 13'1" (4.78 x 4.01)

Bedroom
12'9" x 6'11" (3.89 x 2.13)

FEATURES

- CHAIN FREE
- Two Double Bedrooms
- Open Plan Living Area
- Fantastic Location
- Concrete Work Surfaces
- Very Light Apartment
- Walking Distance To Station and Beach
- Over 100 Year Lease
- Superb Looking Apartment Building

