

Abbott & Abbott

Estate Agents, Valuers and Lettings

Flat 17, Quarry House Quarry Hill, St. Leonards-On-Sea, TN38

£120,000





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Flat 17, Quarry House Quarry Hill

St. Leonards-On-Sea, TN38 0HP

- FIRST FLOOR STUDIO
- CONVENIENT LOCATION
- SHARE OF FREEHOLD
- COMMUNAL GARDENS
- REFURBISHED THROUGHOUT
- CLOSE TO STATION
- PRIVATE FRONT ENTRANCE
- VIEWS OF THE SEA

An exceptional opportunity to acquire this beautifully refurbished first-floor studio apartment, immaculately presented throughout and ready to move straight into. Boasting delightful sea views and offered with the added benefit of a share of the freehold, this stylish home enjoys a highly sought-after position in the heart of St Leonards-on-Sea. Ideally located just moments from the seafront, mainline railway station and an excellent selection of independent shops, cafés and local amenities, it perfectly combines coastal living with everyday convenience. An ideal first-time purchase, seaside retreat or investment opportunity.



Entrance Hall

Studio Room

15'8" x 11'11" (4.789m x 3.644)

Kitchen

9'2" x 6'5" (2.811 x 1.973)

Communal Gardens





Floor Plans



Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

Energy Efficiency Rating

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

Current

Potential

37

79

England & Wales

EU Directive 2002/91/EC



Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

(92 plus) **A**

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