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**Quarry House Quarry Hill, St. Leonards-On-Sea, TN38 0HP  
Offers In Excess Of £170,000 Leasehold - Share of Freehold**

**Nestled in the charming area of Quarry Hill, St. Leonards-On-Sea, this delightful second-floor flat offers a perfect blend of comfort and modern living. Offered for sale with a share of freehold and the added benefit of a garage together with stunning sea views that can be enjoyed from the living space, this property is ideal for those who appreciate the beauty of coastal life. The flat features a spacious reception room, providing a welcoming atmosphere for relaxation or entertaining guests. The double bedroom is thoughtfully designed with built-in storage, ensuring that space is maximised while maintaining a tidy and organised environment. The modern fitted kitchen is equipped with contemporary appliances, making it a joy to prepare meals and enjoy culinary adventures. This purpose-built apartment is not only stylish but also practical, making it an excellent choice for individuals or couples seeking a serene retreat by the sea. With its prime location, residents can easily access local amenities, shops, the picturesque coastline and St Leonards Warrior Square mainline railway station is just a 10 minute walk away, enhancing the overall appeal of this lovely home. In summary, this flat in Quarry Hill is a wonderful opportunity for anyone looking to embrace a coastal lifestyle in a well-appointed and inviting space. Don't miss the chance to make this charming property your own.**





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Approximate total area<sup>(1)</sup>

45.8 m<sup>2</sup>

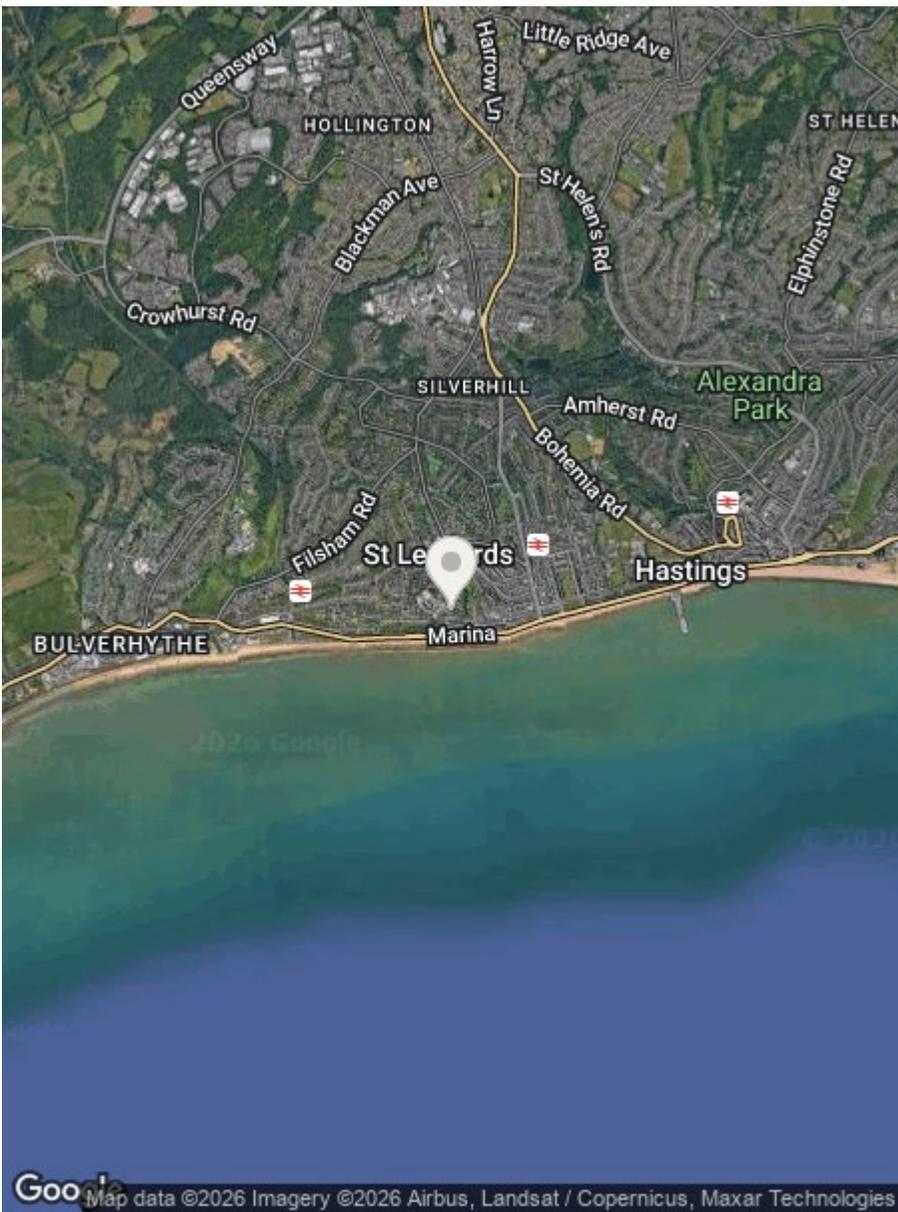
494 ft<sup>2</sup>

(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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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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