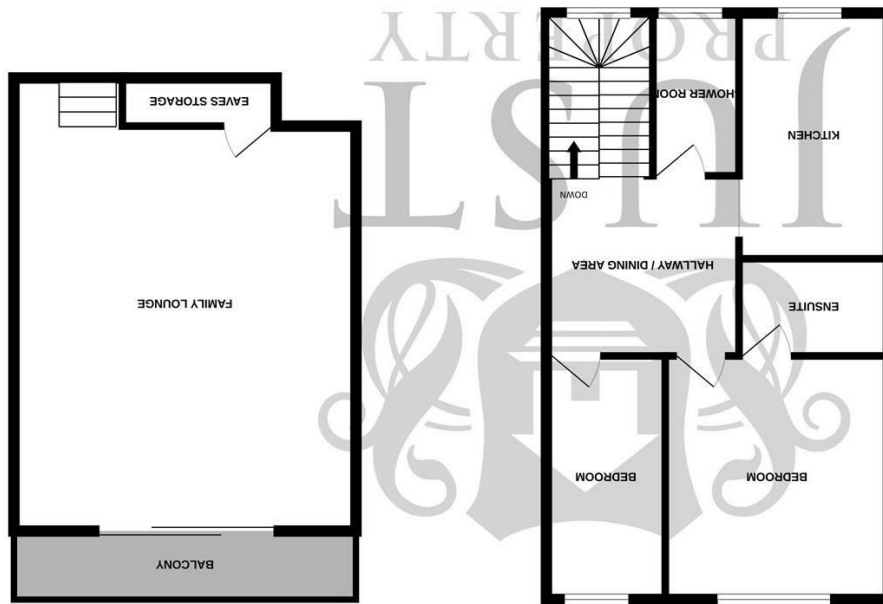


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	58
Potential	78



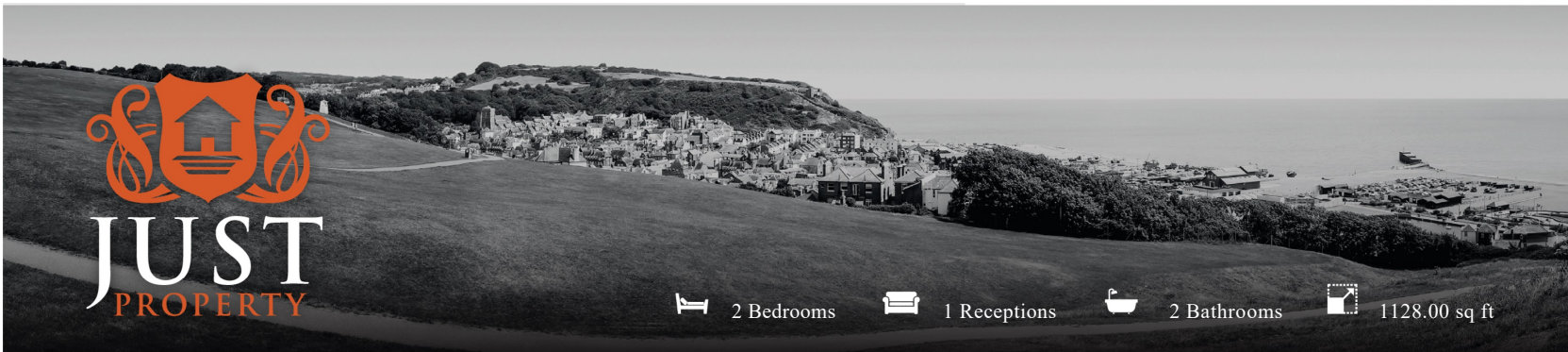
Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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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# FLOORPLANS

Flat 4, 47 Magdalen Road, St. Leonards-On-Sea, TN37 6EU

[www.justproperty.net](http://www.justproperty.net)



Flat 4, 47 Magdalen Road, St. Leonards-On-Sea, TN37 6EU

Leasehold

# £289,950





Leasehold

£289,950

2 Bedrooms 1 Receptions 2 Bathrooms 1128.00 sq ft

## PROPERTY DETAILS

If you are searching for a beautifully presented and exceptionally stylish maisonette with a sea-facing balcony to enjoy far-reaching views towards the English Channel, then look no further.

Ideally positioned within easy walking distance of both Hastings Town Centre and St Leonards Town Centre, as well as a variety of local shops and amenities, this property offers the perfect blend of convenience and lifestyle. The ever-popular Norman Road and Kings Road—renowned for their fantastic selection of independent coffee shops, cafés and restaurants—are just a short stroll away.

The accommodation is arranged over three floors and offers a unique and versatile layout. Upon entering, an entrance hallway leads up to a dining area/hall, with access to the principal bedroom featuring an en-suite bathroom, a second bedroom, a separate shower room, and a fitted kitchen. A further staircase leads to the impressive main living room, a truly standout space with access onto a private balcony, perfectly positioned to enjoy stunning views across the town and out towards the sea.

The property further benefits from a long lease with approximately 992 years remaining, a ground rent of £25 per annum, and current maintenance charges of £625 per annum.

This is a home that is a real credit to the current owners, combining style, space, and location. Viewing is highly recommended and can be arranged via the vendor's sole agent, Just Property.



## ROOM DIMENSIONS

Communal Front Door

Wide Staircase To Front Door

Hallway

Staircase To Reception Hallway / Dining Room  
10'0" x 8'9" (3.07 x 2.67)

Kitchen  
14'2" x 7'1" (4.32 x 2.16)

Bedroom  
12'7" x 11'6" (3.86 x 3.53)

En Suite Bathroom

Bedroom  
12'7" x 6'0" (3.86 x 1.85)

Shower Room / WC

Stairs To

Family Lounge

22'8" x 18'0" (6.91 x 5.51)

South Facing Balcony

## FEATURES

- Stunning Two Bedroom Maisonette
- Glorious Views
- South Facing Balcony
- 992 Year Lease
- Stylish Interiors
- Principle Bedroom With En Suite Bathroom
- Walking Distance To Hastings and St Leonards
- Near To Shops and Schools
- 1128 Sq Ft

