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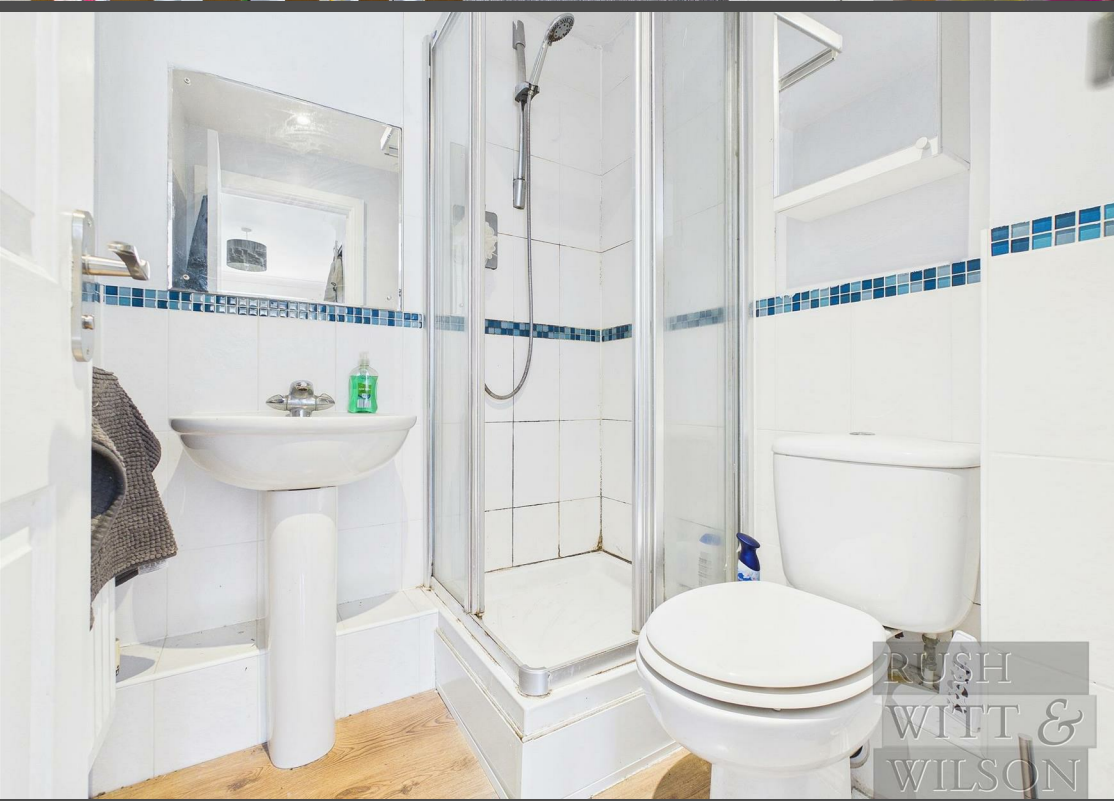
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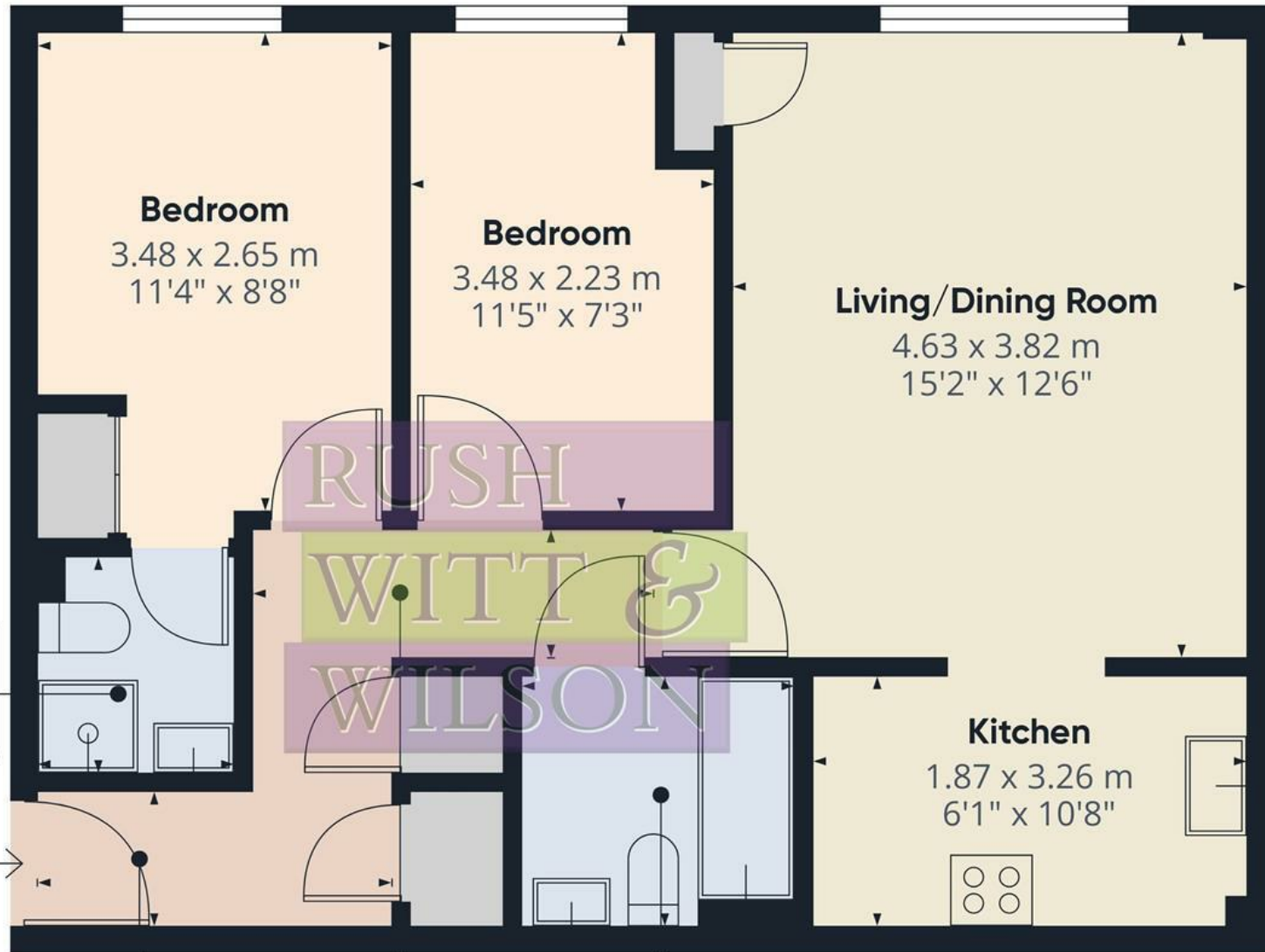
**Lavender Court Arbourvale, St. Leonards-On-Sea, TN38 0FQ  
Offers In Excess Of £170,000 Leasehold**

**This modern ground floor apartment presents an excellent opportunity for those seeking a stylish and convenient living space. The property boasts two well-proportioned bedrooms, including a master suite complete with an en suite bathroom, ensuring comfort and privacy. Upon entering, you are welcomed by a bright entrance hall that leads to an inviting open plan lounge-kitchen. This contemporary space is fitted with integrated appliances, making it perfect for both relaxation and entertaining. The apartment is further enhanced by a modern bathroom, providing all the necessary amenities for a comfortable lifestyle. Additional features include gas central heating and double glazing, which contribute to the property's energy efficiency and warmth. An allocated parking space is also included, offering convenience in this sought-after location. The apartment is ideally situated within easy reach of local schools and bus routes, providing excellent transport links to Hastings Town Centre. Here, residents can enjoy a comprehensive range of shopping options, sporting facilities, and recreational activities, as well as the beautiful seafront and promenade. With a lengthy lease in place, this well-presented apartment is an ideal choice for first-time buyers, downsizers, or investors looking for a property in a vibrant community. Don't miss the chance to make this delightful apartment your new home.**









**Bedroom**

3.48 x 2.65 m  
11'4" x 8'8"

**Bedroom**

3.48 x 2.23 m  
11'5" x 7'3"

**Living/Dining Room**

4.63 x 3.82 m  
15'2" x 12'6"

**En-Suite**

1.59 x 1.53 m  
5'2" x 5'0"

**Entry**

1.13 x 2.57 m  
3'8" x 8'5"

**Hallway**

1.04 x 2.89 m  
3'5" x 9'5"

**Bathroom**

1.88 x 2.05 m  
6'2" x 6'8"

**Kitchen**

1.87 x 3.26 m  
6'1" x 10'8"

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

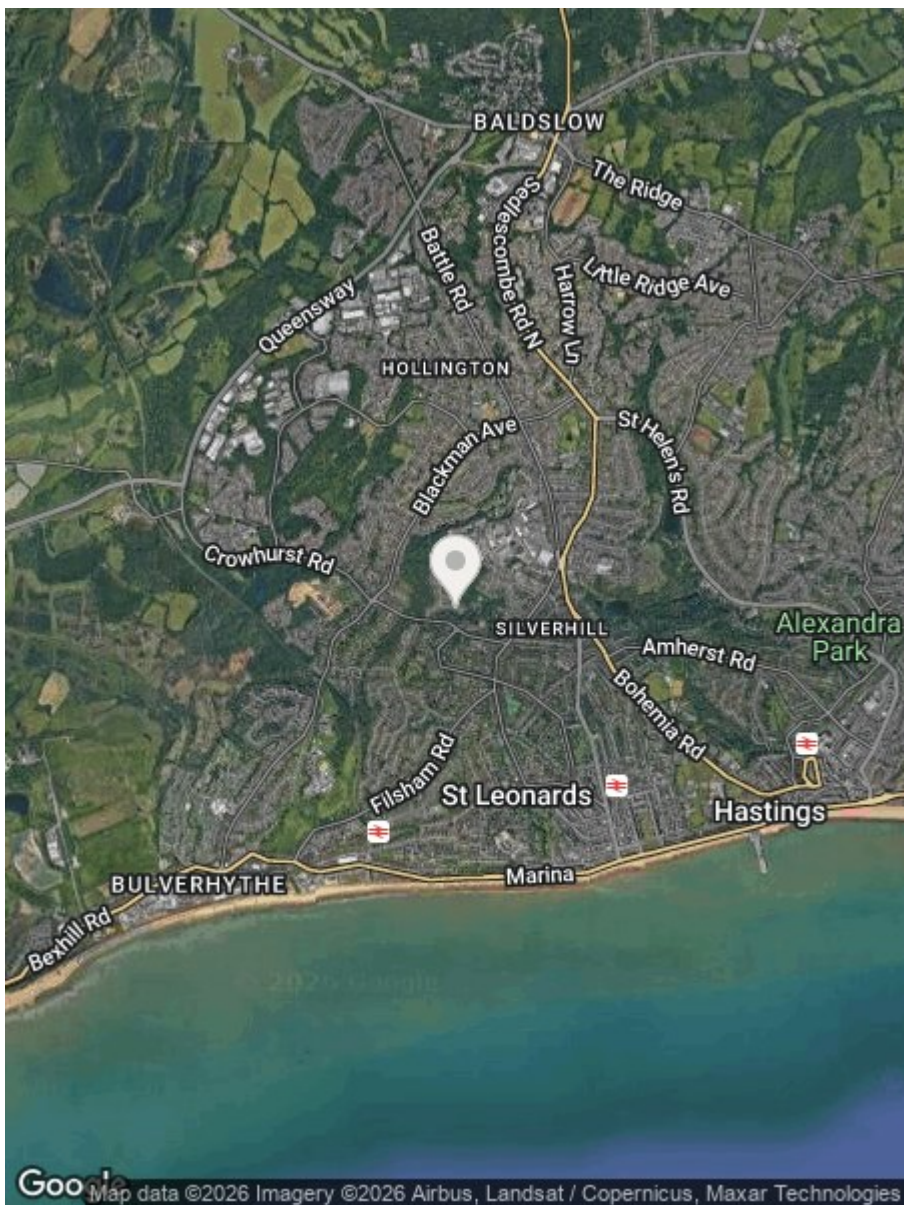
55.7 m<sup>2</sup>  
599 ft<sup>2</sup>

(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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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 - B

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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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
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