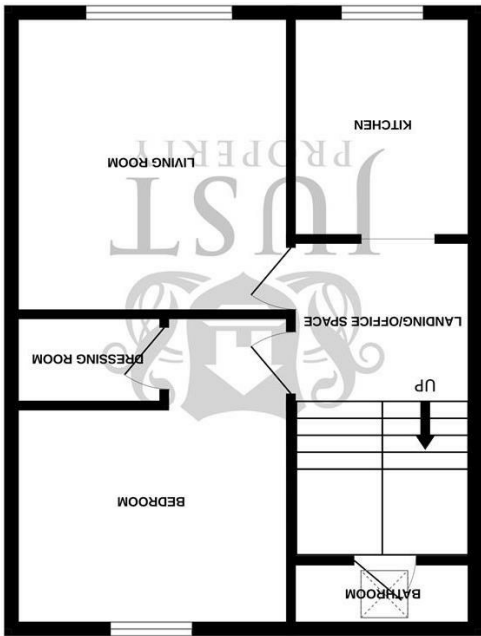




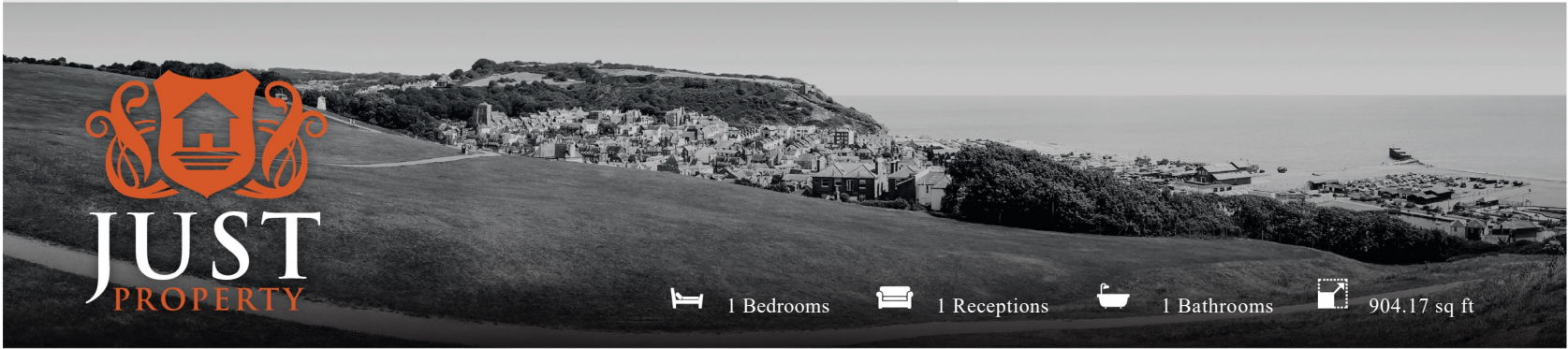
England & Wales		
EU Directive 2002/91/EC		
	Current	Potential
Very energy efficient - lower running costs	A (92 plus)	
	B (81-91)	
	C (69-80)	74
	D (55-68)	
	E (39-54)	
	F (21-38)	
Not energy efficient - higher running costs	G (1-20)	75



TOP FLOOR



www.justproperty.net



1 Bedrooms 1 Receptions 1 Bathrooms 904.17 sq ft

Flat E 21 Charles Road, St Leonards On Sea, TN38 0QH

Leasehold - Share of Freehold

£225,000





ROOM DIMENSIONS

Communal Entrance

Stairs to Front Door

Split Level

Bathroom

8'0" x 5'1" (2.46 x 1.55)

Stairs to Dining Area

Bedroom

16'10" x 15'7" (5.15 x 4.75)

Walk in Wardrobe

8'11" x 4'11" (2.73 x 1.51)

Reception Room

14'11" x 14'11" (4.55 x 4.57)

Kitchen / Breakfast Room

12'4" x 8'8" (3.78 x 2.65)

PROPERTY DETAILS

Enjoying lovely SEA VIEWS over Gensing Gardens and just a short walk from St Leonards town centre, seafront and mainline railway station, this beautifully presented TOP-FLOOR ONE BEDROOM APARTMENT offers an appealing combination of coastal living, convenience and space.

Arranged over two floors, the apartment has a generous reception room filled with natural light, while the spacious landing provides useful flexibility as a home office, dining area or study.

The well-proportioned double bedroom has a useful walk-in wardrobe, and there is also UPVC double glazing and gas central heating.

Further benefits include a SHARE OF FREEHOLD, a 999-year lease and maintenance of approximately £100 per month. All works carried out to date have been paid for, and the property has recently benefited from new roofs to both front dormer windows.

With Gensing Gardens on the doorstep and the town, station and seafront all within easy walking distance, this would make a lovely home or coastal base.

Please call the vendors agents, Just Property to arrange a viewing.

FEATURES

- Share of Freehold
- Balance of 999 Year Lease
- 904 Sq Ft of Accommodation
- Large Bedroom
- Walk in Wardrobe
- Amazing Views Over Gensing Gardens
- Split Level Accommodation
- Beautifully Presented
- Seafront and Train Station 5 Mins Walk
- Period Features and Charm

