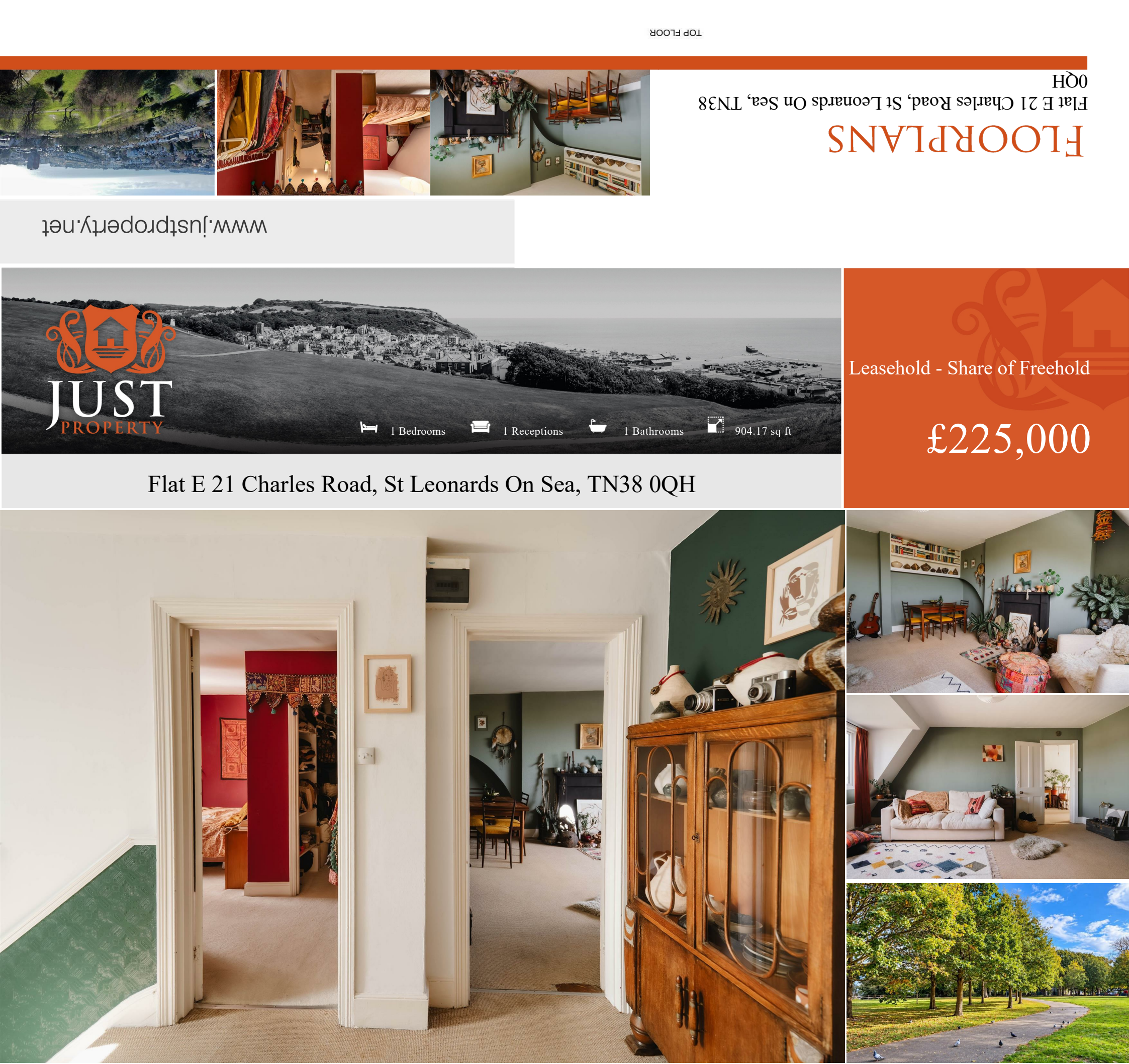

JUST PROPERTY
1 Bedrooms
1 Receptions
1 Bathrooms
904.17 sq ft
Leasehold - Share of Freehold
£225,000
Flat E 21 Charles Road, St Leonards On Sea, TN38 0QH
www.justproperty.net
FLOORPLANS
Flat E 21 Charles Road, St Leonards On Sea, TN38 0QH
TOP FLOOR
BATHROOM
BEDROOM
UP
DRESSING ROOM
LANDING/OFFICE SPACE
LIVING ROOM
KITCHEN
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
74
75
England & Wales
EU Directive 2002/91/EC
Just Property, 1 George Street, Hastings, TN34 3EA | Tel: 01424 444100 | Email: hastings@justproperty.net
Sales particulars are intended only as general guidance. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters or information that are important to you.

Leasehold - Share of Freehold

£225,000

1 Bedrooms | 1 Receptions | 1 Bathrooms | 904.17 sq ft

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 arrnage a viewing.

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)

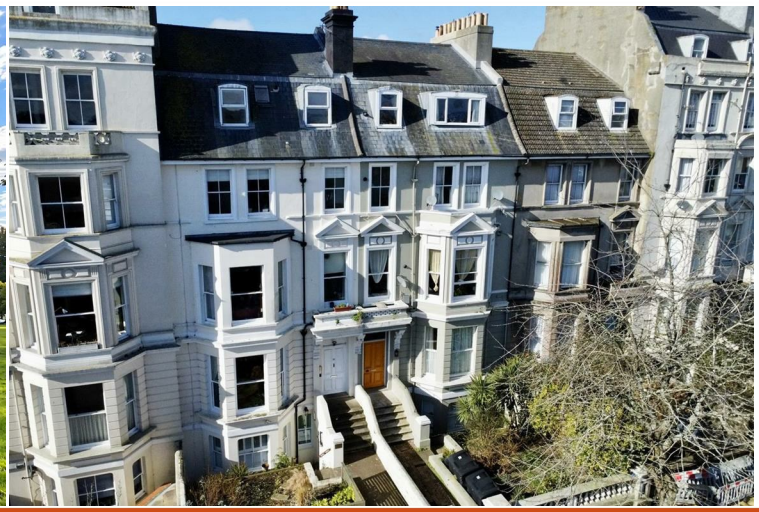
Walk in Wardrobe
8'11" x 4'11" (2.73 x 1.51)

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)

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



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.