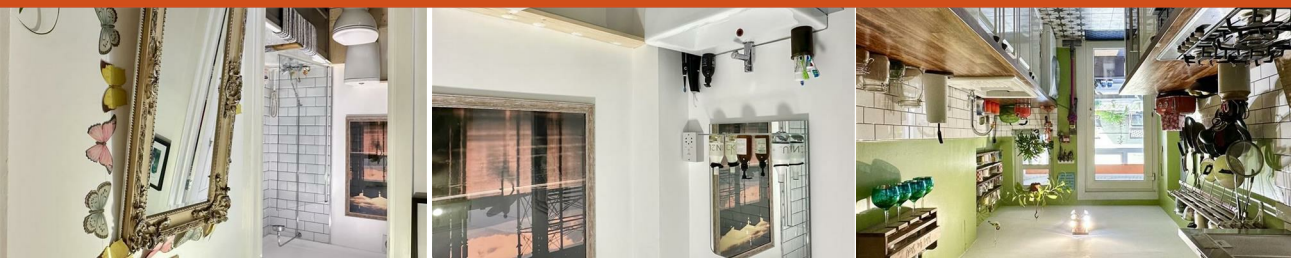
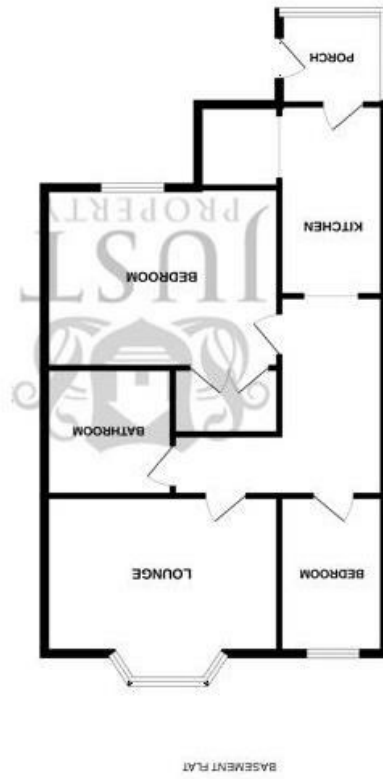




England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	69
Potential	77

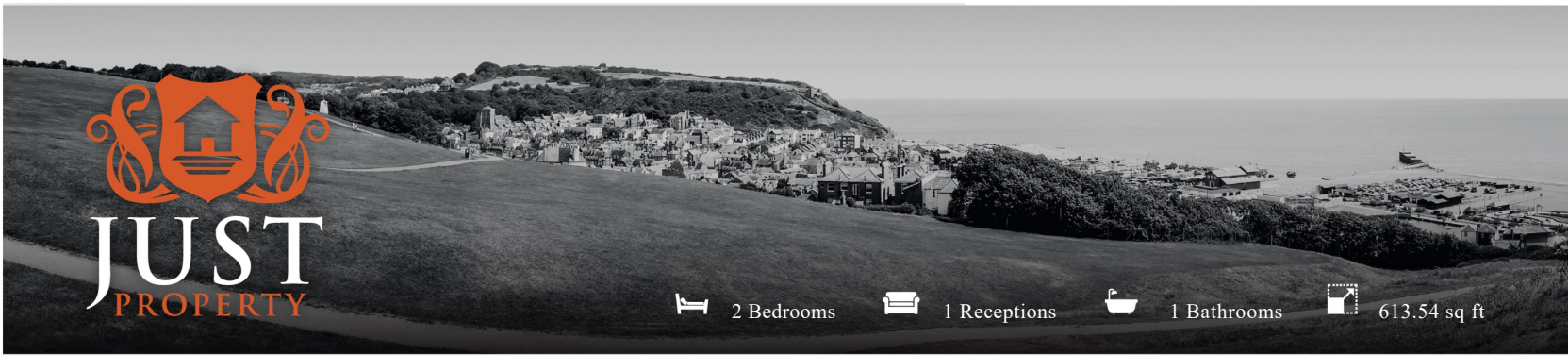
Energy Efficiency Rating: This energy rating has been calculated in accordance with the Energy Efficiency Rating Regulations 2009. The energy rating is based on the information provided in the Energy Performance Certificate (EPC) and is not a guarantee of the energy performance of the property. The energy rating is based on the information provided in the EPC and is not a guarantee of the energy performance of the property.



Flat 1 32 Magdalen Road, St. Leonards-On-Sea, TN37 6ET

# FLOORPLANS

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



2 Bedrooms | 1 Receptions | 1 Bathrooms | 613.54 sq ft

Leasehold

£265,000

Flat 1 32 Magdalen Road, St. Leonards-On-Sea, TN37 6ET





Leasehold

£265,000

2 Bedrooms

1 Receptions

1 Bathrooms

613.54 sq ft

## PROPERTY DETAILS

Located on the charming & popular Magdalen Road in St. Leonards-On-Sea, this immaculately presented garden flat offers a delightful blend of comfort and convenience, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a serene retreat by the coast.

The property included a tastefully decorated reception room that exudes warmth and character, perfect for both relaxation and entertaining. The flat also boasts a well-appointed bathroom, ensuring all your needs are met with ease. The modern kitchen complements the living space, providing a functional area for culinary pursuits.

One of the standout features of this property is the private garden, offering a tranquil outdoor space to unwind or enjoy al fresco dining during the warmer months. Additionally, the flat includes a garage located to the rear, providing ample storage and convenience.

This property is not only beautifully maintained but also benefits from its prime location, with local amenities, shops, and the stunning coastline just a short stroll away. Whether you are looking to invest in a new home or seeking a rental opportunity, this garden flat on Magdalen Road presents an exceptional choice in the heart of St. Leonards-On-Sea.

To arrange access for a viewing, contact the vendors choice of sole agents, Just Property to see all this flat has to offer in person.

Council Tax Band - A



## ROOM DIMENSIONS

Building Front, Accessed Down The Left Hand Side

Private Entrance

Rear Garden & Garage

Entrance Porch

Kitchen  
13'1" x 6'3" (3.990 x 1.923)

Storage

Hallway / Dining Area

Bedroom With Storage  
10'6" x 10'6" (3.215 x 3.203)

Bedroom  
11'4" x 6'3" (3.466 x 1.909)

Bathroom

Lounge  
13'8" x 11'3" (4.171 x 3.451)

## FEATURES

- Private Entrance
- Rear Garden & Garage
- Desirable Location
- Two Bedroom Flat
- Immaculately Presented Throughout
- Bay Windows & Character
- Long Lease Included
- Viewing Considered Essential
- Call Just Property For Access
- Council Tax Band - A

