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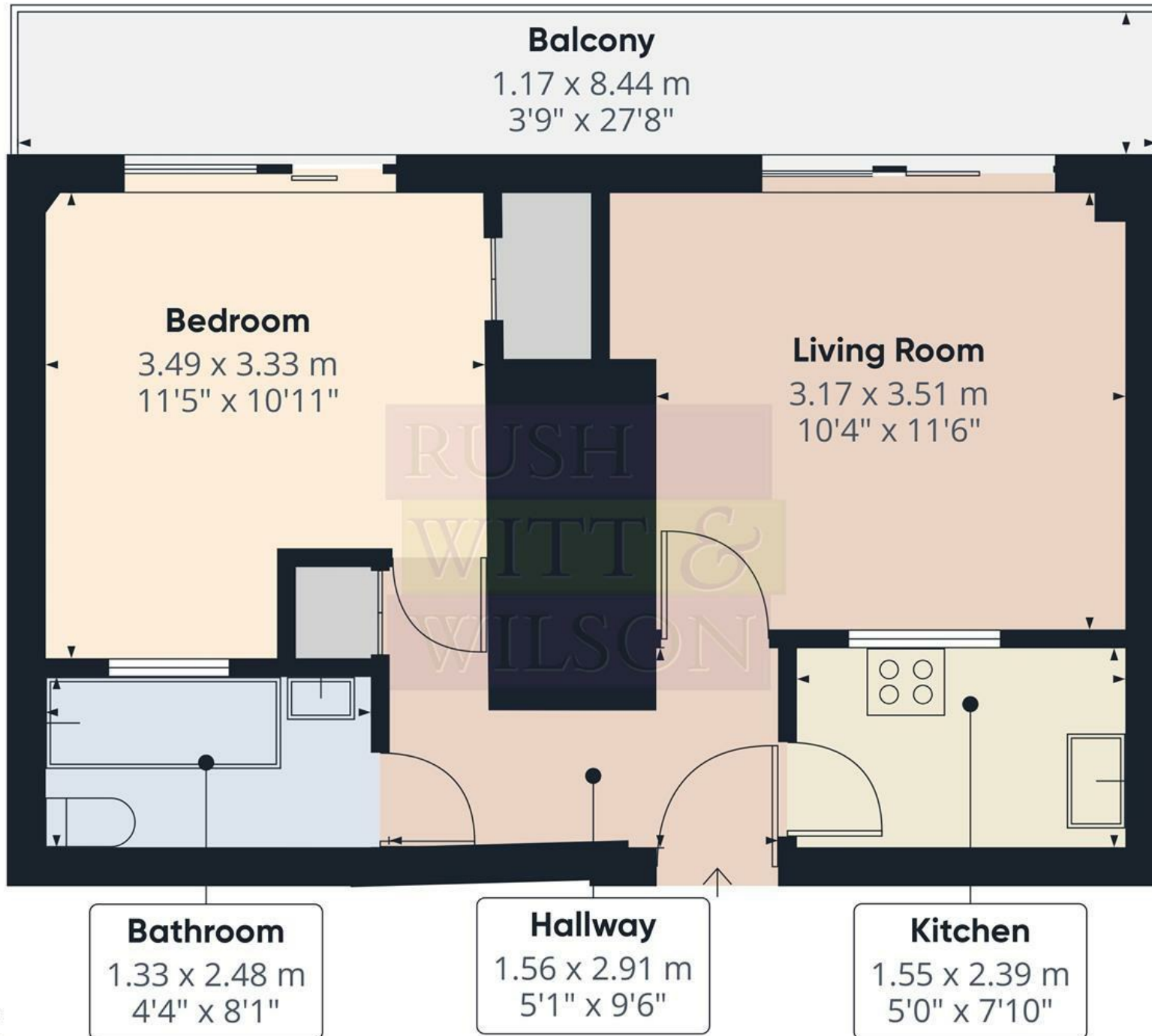
**4 The Alexandra Eversfield Place, St. Leonards-On-Sea, TN37 6QP
£210,000 Leasehold**

Nestled along the picturesque St Leonards seafront, this charming one-bedroom ground floor flat offers a delightful coastal living experience. The property boasts two inviting balconies that provide stunning views of the sea, perfect for enjoying the fresh ocean breeze and the tranquil sounds of the waves. Upon entering, you are welcomed into a spacious entrance hall that leads to a comfortable living room, where natural light floods the room, enhancing the warm and inviting atmosphere. The living room features a balcony, ideal for relaxing with a morning coffee or unwinding in the evening while taking in the beautiful surroundings. The well-appointed kitchen is conveniently located adjacent to the lounge, providing a functional space for culinary pursuits. The double bedroom is generously sized and also benefits from its own balcony, ensuring that you can enjoy the serene views from the comfort of your private space. The bathroom is thoughtfully designed, catering to all your needs. This flat features laminate flooring throughout, adding a modern touch while ensuring easy maintenance and will benefit from a new lease upon completion. Additionally, a lockable storage area in the basement offers practical storage solutions for your belongings. With its prime location on Eversfield Place, this property is not only a perfect retreat but also a fantastic opportunity for those seeking a vibrant seaside lifestyle. Whether you are looking to make it your home or an investment, this flat is sure to impress with its blend of comfort, convenience, and stunning coastal views.









Approximate total area⁽¹⁾

35.6 m²
384 ft²

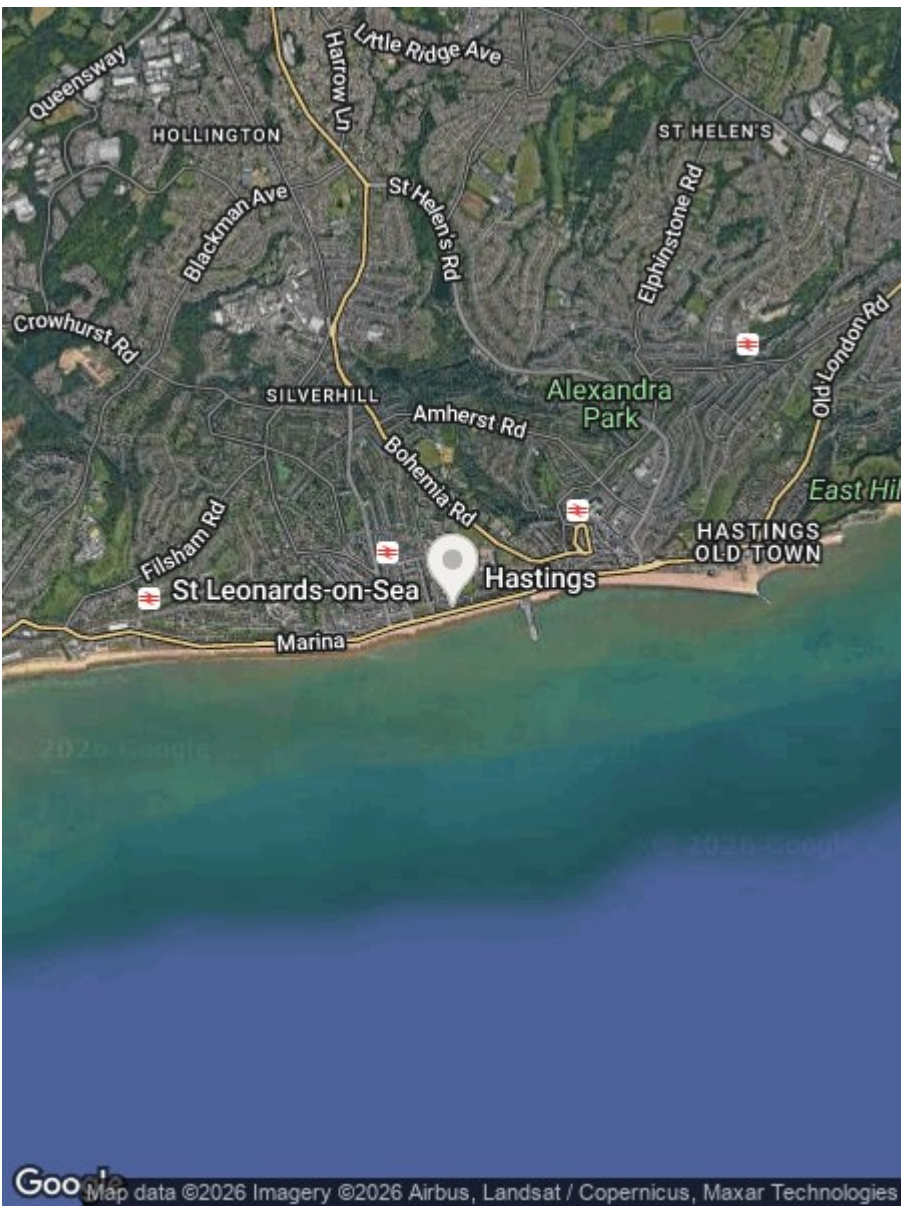
Balconies and terraces

9.8 m²
105 ft²

(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.





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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - A

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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