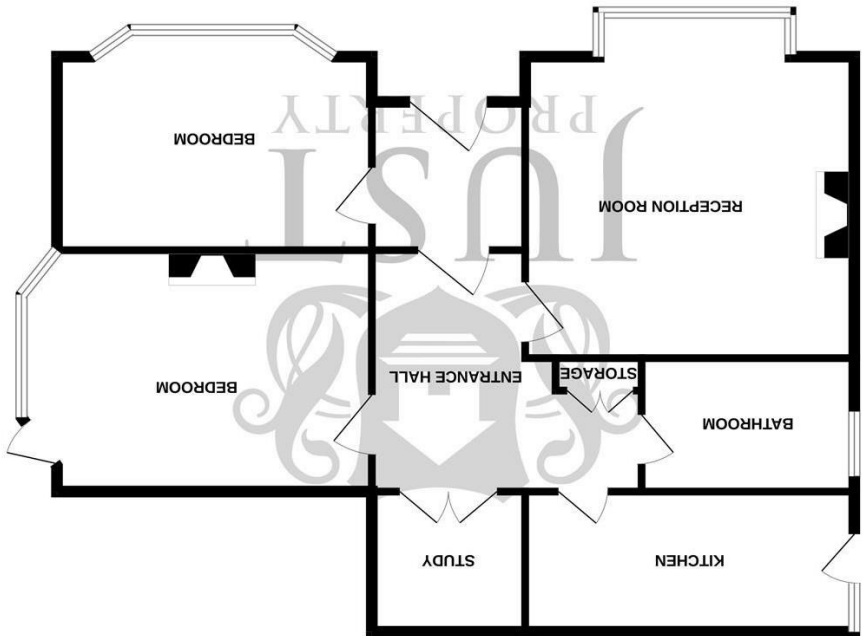




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	A	(92 plus)
	B	(81-91)
	C	(69-80)
	D	(55-68)
	E	(39-54)
	F	(21-38)
	G	(1-20)
Not energy efficient - higher running costs		
63		75

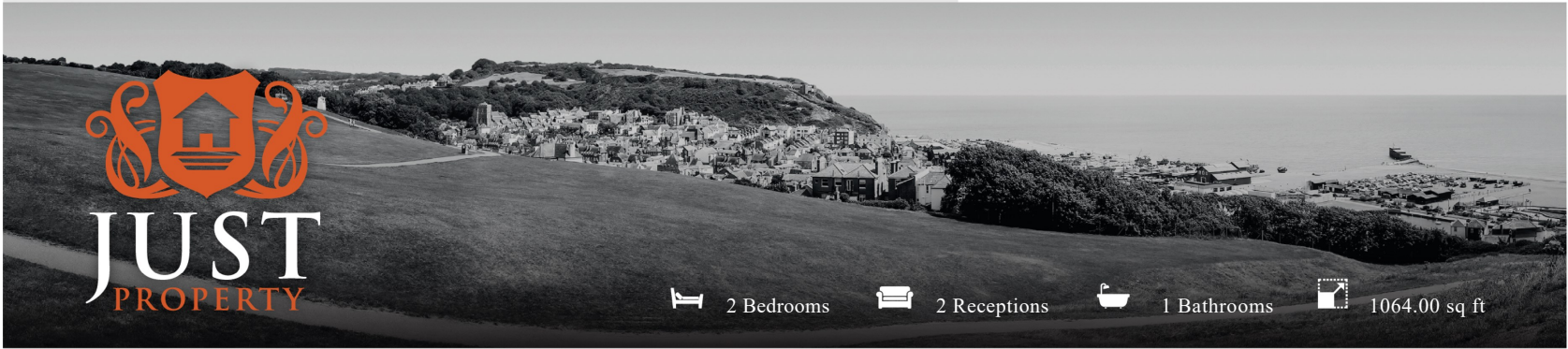


While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, alcoves and other areas are approximate and responsibility is taken for any errors, omissions, omissions and omissions which have been based and no guarantee is given.

GROUND FLOOR



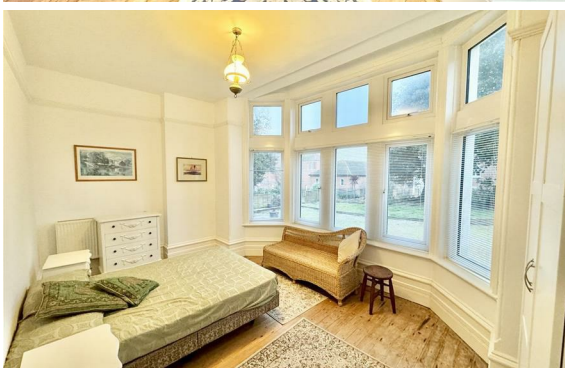
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1 Quebec Mansion 102 Filsham Road, St. Leonards-On-Sea, TN38 0PG

Leasehold - Share of Freehold

£299,950





Leasehold - Share of Freehold

£299,950



2 Bedrooms



2 Receptions



1 Bathrooms



1064.00 sq ft

PROPERTY DETAILS

Just Property are delighted to bring to the market this charming and beautifully presented two-bedroom ground-floor flat, located in the highly sought-after Quebec Mansions.

The property is full of character and offers an abundance of living space, making it a rare gem that combines the best of period charm with modern living. With a private gated entrance, a substantial front garden, off-road parking for several vehicles, and the added benefit of a large garage, this flat provides both privacy and practicality in abundance.

Upon entering, you are greeted by a welcoming entrance hall that seamlessly blends traditional features with modern comfort. The standout feature of the property is the expansive 17'7" x 16'9" reception room, which is bathed in natural light through large bay windows overlooking the front gardens. From the entrance hall, you will also find French doors opening into the separate study, another useful space.

The property also boasts two generously sized double bedrooms, both of which feature beautiful bay windows that enhance the sense of space and light. The principal bedroom is particularly noteworthy, offering direct access to the front gardens.

The well-appointed kitchen is both functional and stylish, offering ample worktop space, modern appliances, and plenty of storage.

The expansive gated front garden is another key feature of the property, offering a large and peaceful outdoor area.

The property benefits from a share of the freehold and a long lease of 926 years and service charge is £1,000 bi-annually.

Located in an enviable position, the flat is within easy reach of the seafront in St Leonards, local shops, cafés, and excellent transport links, making it convenient for both everyday living and leisure activities



ROOM DIMENSIONS

Front Door

Private Entrance

Entrance Hall

Bedroom

15'3" x 11'8" (4.66m x 3.58m)

Bedroom

12'11" x 22'2" (3.94m x 6.77m)

Study

6'6" x 8'0" (2.00m x 2.44m)

Kitchen

15'5" x 6'6" (4.70m x 1.99m)

Bathroom

12'2" x 4'9" (3.73m x 1.45m)

Reception Room

17'7" x 16'9" (5.38m x 5.11m)

Private Off-Road Parking For Several Vehicles

Large Front Garden

Garage

FEATURES

- CHAIN FREE
- Two Bedroom Ground Floor Flat
- Charming Features
- 17'7" x 16'9" Reception Room
- Substantial Front Garden & Off-Road Parking
- Private Gated Entrance
- Garage Included
- Long Lease & Share of Freehold
- Popular St Leonards Location
- Close To Seafront and Promenade

