

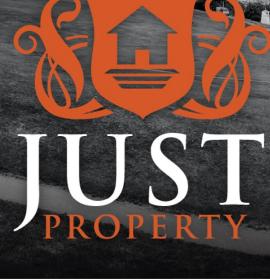
GROUND FLOOR

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

## LOORPLANS



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2 Bedrooms 2 Receptions 1 Bathrooms 1064.00 sq ft

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Leasehold - Share of Freehold

£299,950





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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	Large Front Garden
Private Entrance	Garage
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	

## 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

