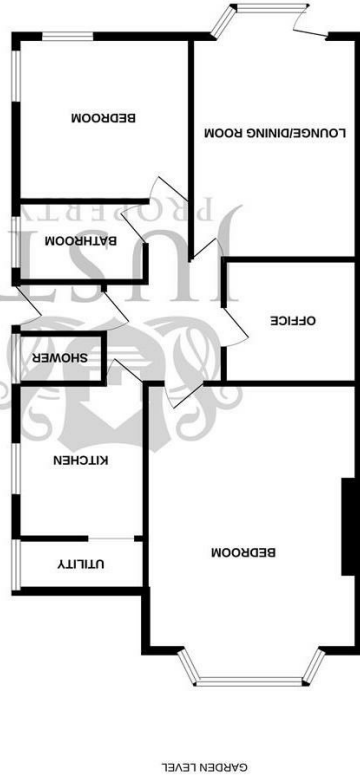


Measurements have been taken to ensure the accuracy of the floorplans and are given as a guide only. The company does not accept any liability for errors or omissions. The company does not warrant the accuracy of the floorplans and is not responsible for any loss or damage caused by reliance on them. The company does not warrant the accuracy of the floorplans and is not responsible for any loss or damage caused by reliance on them. The company does not warrant the accuracy of the floorplans and is not responsible for any loss or damage caused by reliance on them.

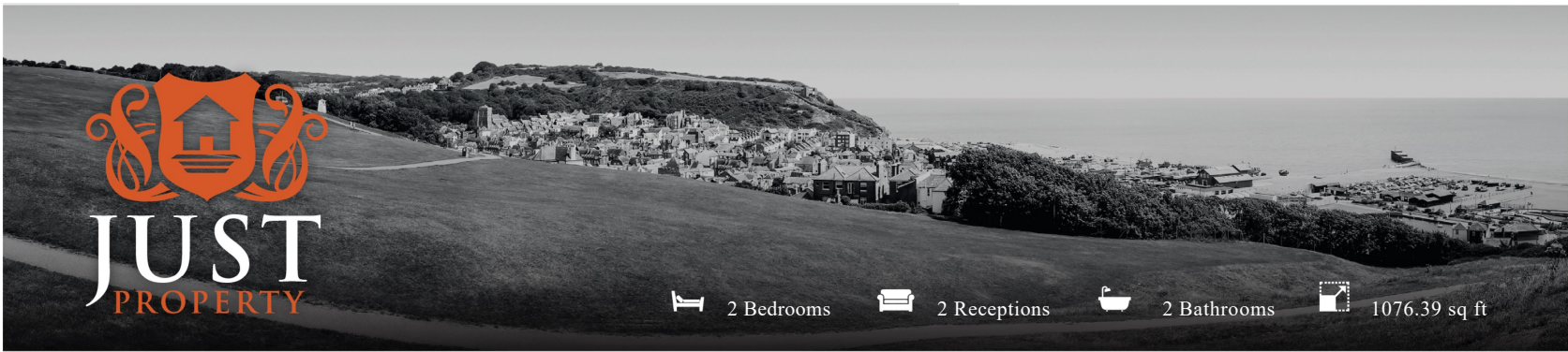
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	69
Potential	79



Flat 1 7 Albany Road, St. Leonards-On-Sea, TN38 0LP

FLOORPLANS

www.justproperty.net



2 Bedrooms 2 Receptions 2 Bathrooms 1076.39 sq ft

Leasehold - Share of Freehold

£350,000

Flat 1 7 Albany Road, St. Leonards-On-Sea, TN38 0LP





2 Bedrooms 2 Receptions 2 Bathrooms 1076.39 sq ft

PROPERTY DETAILS

CHAIN FREE

A very spacious and well presented garden apartment which is located in one of the most desirable residential roads in St Leonards. The property is close to the seafront, bus routes as well as the bustling hub of central St Leonards with its fantastic selection of cafes, restaurants, independent shops and mainline railway station. The seafront and promenade are magnificent and are a real draw of the local area. Hastings, Battle, Bexhill, Rye and Eastbourne are a short drive away.

The property accommodation is accessed by its own private front door leading through to a spacious entrance hallway, there are two double bedrooms, as well as an additional internal office/occasional room, a fitted kitchen and utility room. There is a family bathroom as well as an additional shower and a wonderful bay fronted lounge/dining room with outstanding views towards Bexhill, Eastbourne and the South Downs.

A particular feature of this wonderfully light and bright apartment is the private rear decked area leading down to its own garden mainly laid to lawn with some well established plants and shrubs.

The property benefits from having a share of the freehold and there are approximately 84 years remaining on the lease, maintenance is currently £1200 and the property is available chain free via the vendors choice of sole agents, Just Property.

Please call 01424 444100 for more information and to arrange a viewing of this highly desirable garden apartment.



ROOM DIMENSIONS

Communal Front Gardens

Private Front Door

Entry Porch
6'6" (1.99)

Entrance Hallway
10'3" (3.14)

Kitchen
9'9" x 8'1" (2.99 x 2.48)

Utility Space
9'6" x 3'6" (2.91 x 1.08)

Shower

Bathroom / WC
8'3" x 4'11" (2.52 x 1.51)

Bedroom
11'10" x 10'6" (3.63 x 3.22)

Bedroom
19'2" x 14'2" (5.85 x 4.33)

Office / Occasional Bedroom
8'0" x 7'10" (2.44 x 2.41)

Lounge / Diner
19'5" x 14'2" (5.93 x 4.32)

Decked Area

Private Rear Garden

FEATURES

- CHAIN FREE
- Two Bedrooms
- Internal Office Room
- Private Entrance
- Amazing Sea Views
- South-Westerly Facing Private Gardens
- Highly Desirable Quiet Residential Road
- Spacious Light Interiors
- Two Bathrooms
- UPVC Windows and Gas Central Heating

