



54 Senlac Way, St Leonards-on-Sea, East Sussex, TN37 7JG  
Well Proportioned Two Bedroom 1st Floor Apartment £189,950





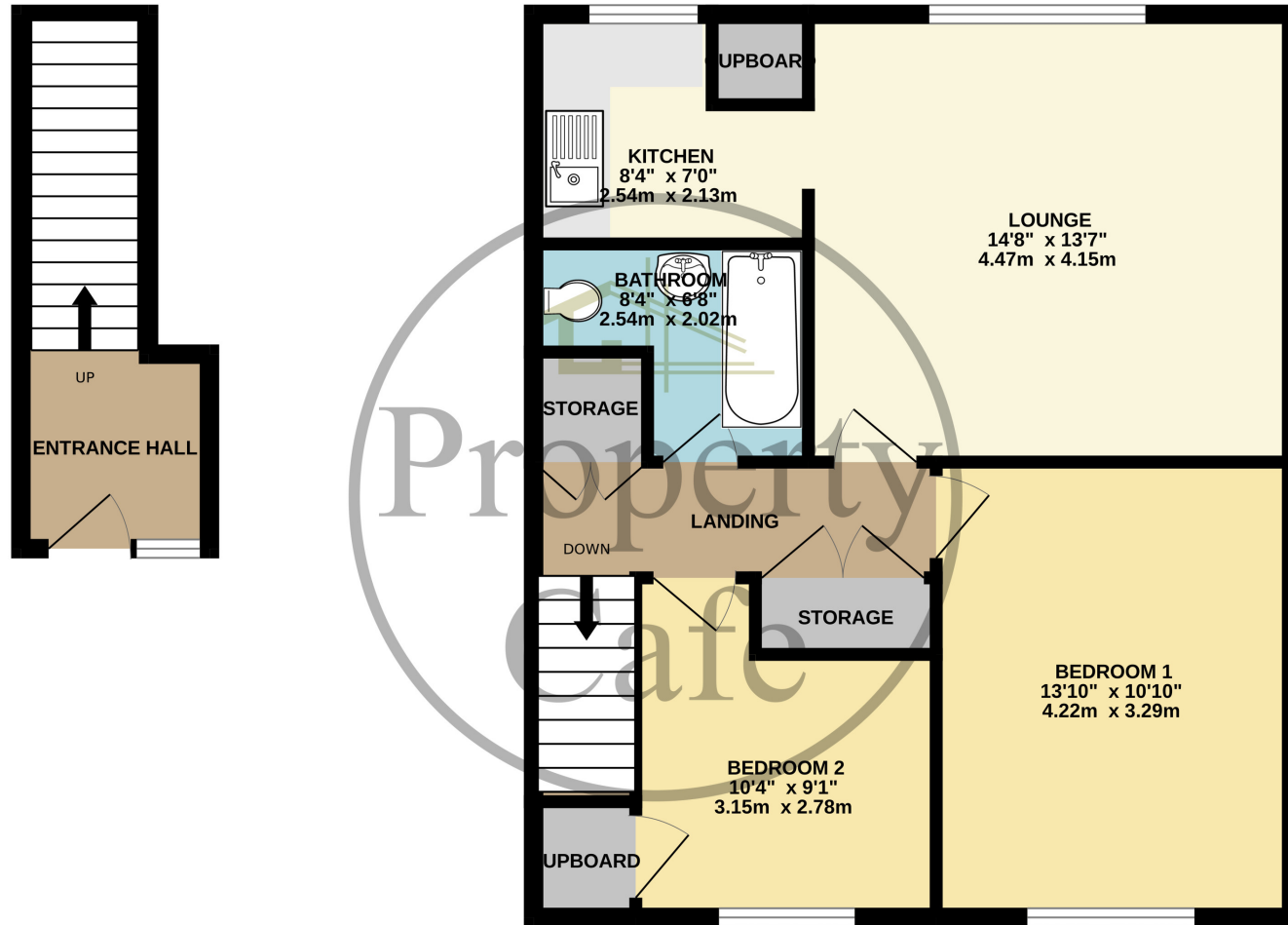
**Property Cafe are delighted to present to the market this well proportioned and conveniently located two bedroom, 1st floor, purpose built apartment for sale with no onward chain.** Accommodation and benefits include; A private entrance & lobby area on the ground floor with stairs leading to the rest of the flat; Spacious lounge offering good space to relax and entertain with a pleasant outlook; Fitted kitchen comprising of cupboards & worktop along with space for freestanding white goods; Two double bedrooms; Fitted bathroom comprising of bath & overhead shower, wash basin & WC. In addition this flat offer excellent storage space with an array of built in cupboards, share of freehold, recently fitted gas central heating system and a communal garden. We recommend you view at your earliest convenience. **Tenure: Leasehold (share of freehold) \*Leasehold length- 930 years remaining \*Maintenance charges: £300 + building insurance \*Pets and Sub-letting permitted.**

Situated in a sought after position of St Leonards; Gifting within walking distance excellent local primary & secondary schools, Conquest hospital, local shops & supermarkets and easy access to the A21, Battle and Queensway. Hastings & St Leonards is a bustling town with a recently found assortment of mainly independently owned restaurants, bars and shops; further amenities include dentist and doctors. There are regular bus services close by with services to Hastings town centre and battle, both of which have excellent train stations with direct lines to Central London.



GROUND FLOOR  
74 sq.ft. (6.9 sq.m.) approx.

1ST FLOOR  
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 705 sq.ft. (65.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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At The Property Cafe we believe it important to give clear and straight forward advice to both buyers and sellers alike and whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person. With this in mind we have developed a unique lounge style environment which allows you the time to discuss your requirements with us and enjoy your property search in comfort. Our trained consultants will be on hand to assist you with any questions you may have. We very much believe in giving accurate viewing feedback to our clients after each viewing so would ask you to call us with your feedback as soon as convenient.





Share of freehold \* Remaining lease length - 900years + \* Service charge - £300 per annum + Building insurance \* Ground rent - N/A

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- 1st Floor Apartment For Sale
- Spacious Lounge With Pleasant Outlook
  - Fitted Kitchen & Bathroom
  - Two Double Bedrooms
- Own Private Entrance & Lobby Area
  - Communal Garden.

- Ample Storage.
- Recently Fitted Boiler & Gas Central Heating System
  - Sought After Residential Location
  - Sold With No Onward Chain
  - Viewing Highly Recommended