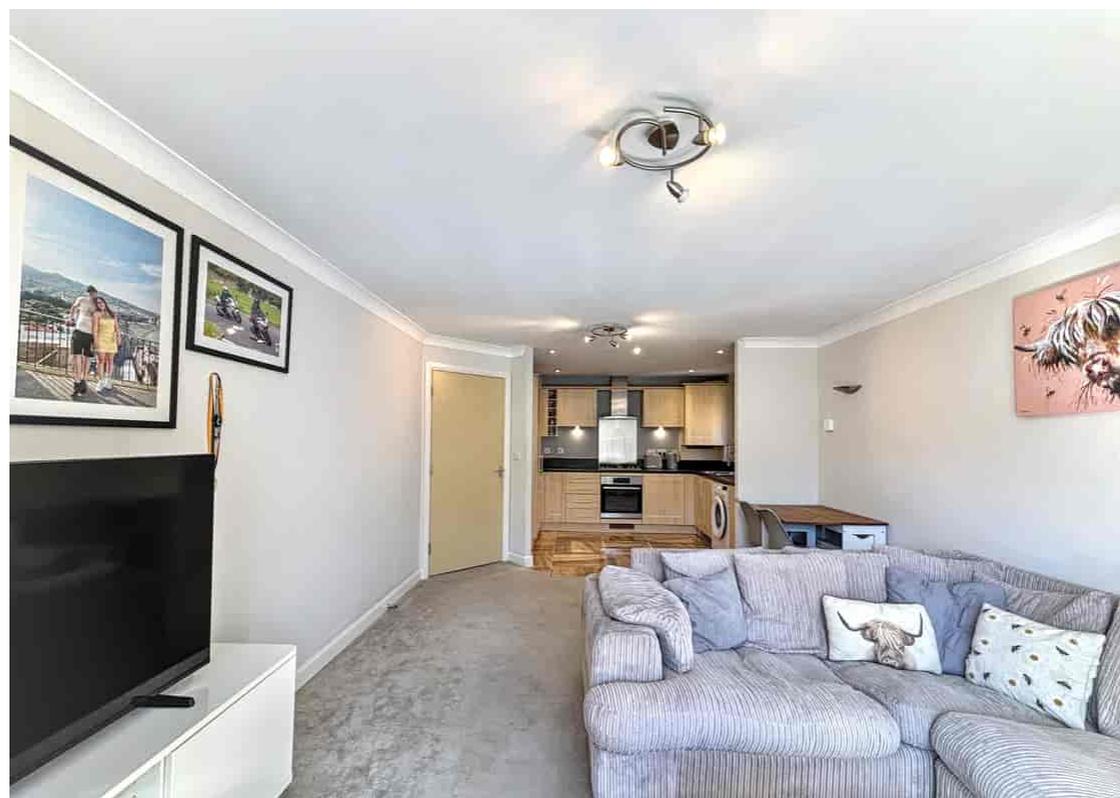
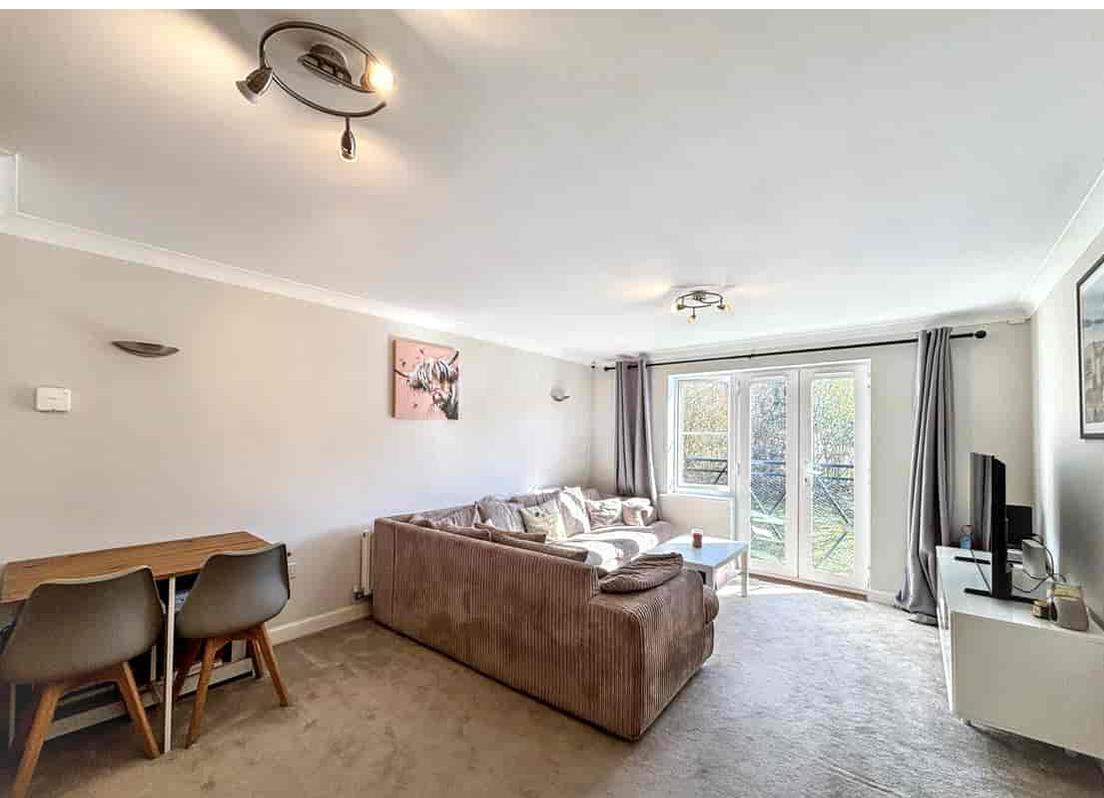




Flat 3, 1 Pierwarden Mews, St Leonards-on-Sea, East Sussex, TN38 8BW

Well Proportioned Two Bedroom 1st Floor Apartment For Sale With Juliet Balcony & Off-Road Parking

£155,000 - Leasehold





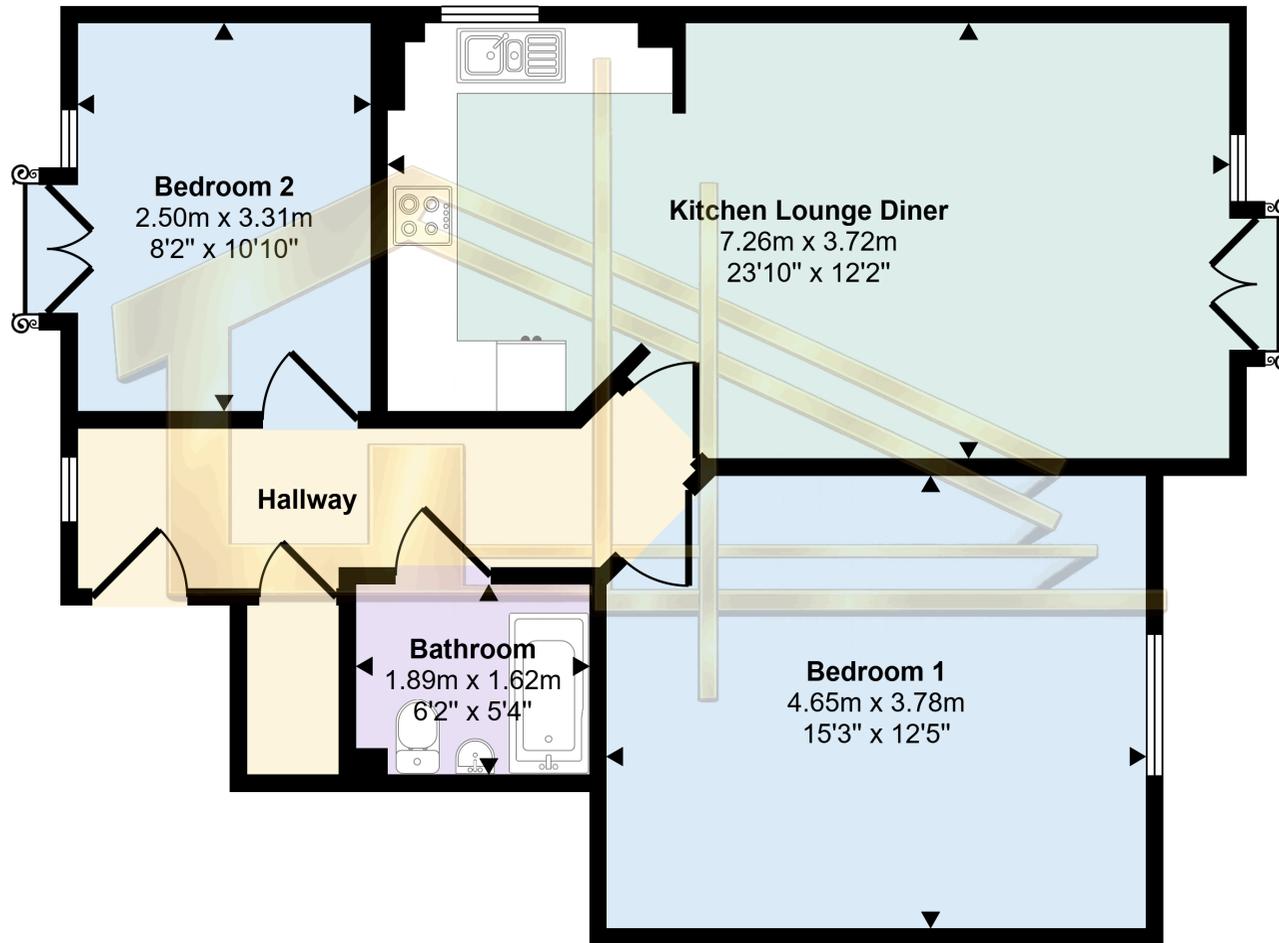
Welcome to this beautifully presented two-bedroom first floor apartment, ideally situated in a sought-after residential location in St Leonards.

This impressive home offers a generous lounge/diner, perfect for both relaxing and entertaining, complete with a charming Juliet balcony that allows natural light to flood the space. The contemporary fitted kitchen is thoughtfully designed and comes equipped with integrated appliances, ensuring a functional environment. The property boasts two well-proportioned double bedrooms, providing comfortable and versatile living accommodation, alongside a modern fitted family bathroom. A spacious entrance hall welcomes you into the home and benefits from a large storage cupboard, adding to the practicality of the layout.

Further benefits include an allocated parking space, a secure communal entrance with entry phone system, gas central heating, and double glazing throughout. Residents can also enjoy access to a communal rear garden and nearby woodland, ideal for dog walking and outdoor leisure. Conveniently located close to local bus routes, with easy access to the A21, Conquest Hospital, and the historic town of Battle, this property is perfectly positioned for both commuters and those seeking a peaceful yet well-connected setting. Offered in excellent decorative order throughout, this fantastic apartment is ready to move into and enjoy. Viewing is highly recommended to fully appreciate all that this property has to offer.



Approx Gross Internal Area  
65 sq m / 702 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Bedrooms:** 2  
**Receptions:** 1  
**Council Tax:** Band B  
**Parking Types:** Allocated.  
**Heating Sources:** Double Glazing. Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** B (81)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTP.  
**Accessibility Types:** Not suitable for wheelchair users.

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



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.



Situated in an extremely sought after position of St Leonards; Tucked away in a quiet residential close but with excellent access to the conquest hospital, A21, Battle and Bexhill. 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 services to Central London.

- Two Bedroom 1st Floor Apartment For Sale
  - Generous Lounge/Diner With Juliet Balcony
  - Contemporary Fitted Kitchen Including Integrated Appliances
    - Two Well Proportioned Double Bedrooms
      - Modern Fitted Family Bathroom
  - Spacious Entrance Hall Including A Large Storage Cupboard
    - Allocated Parking Space
- Communal Rear Garden & Local Woodland Ideal For Dog Walking
    - Excellent Decorative Order Throughout
  - Secure Communal Entrance With Entry Phone System
    - Gas Central Heated & Double Glazed
  - Sought After Residential Location In St Leonards
  - Local To Bus Routes & Easy Access To The A21, Conquest Hospital & Battle
    - Viewing Highly Recommended