



Flat 11 Sedlescombe Road South, St Leonards-on-Sea, East Sussex, TN38 0XB  
Immaculate & Spacious Two Bedroom Purpose Built Apartment With Garage - Offers in excess of £190,000  
- Leasehold





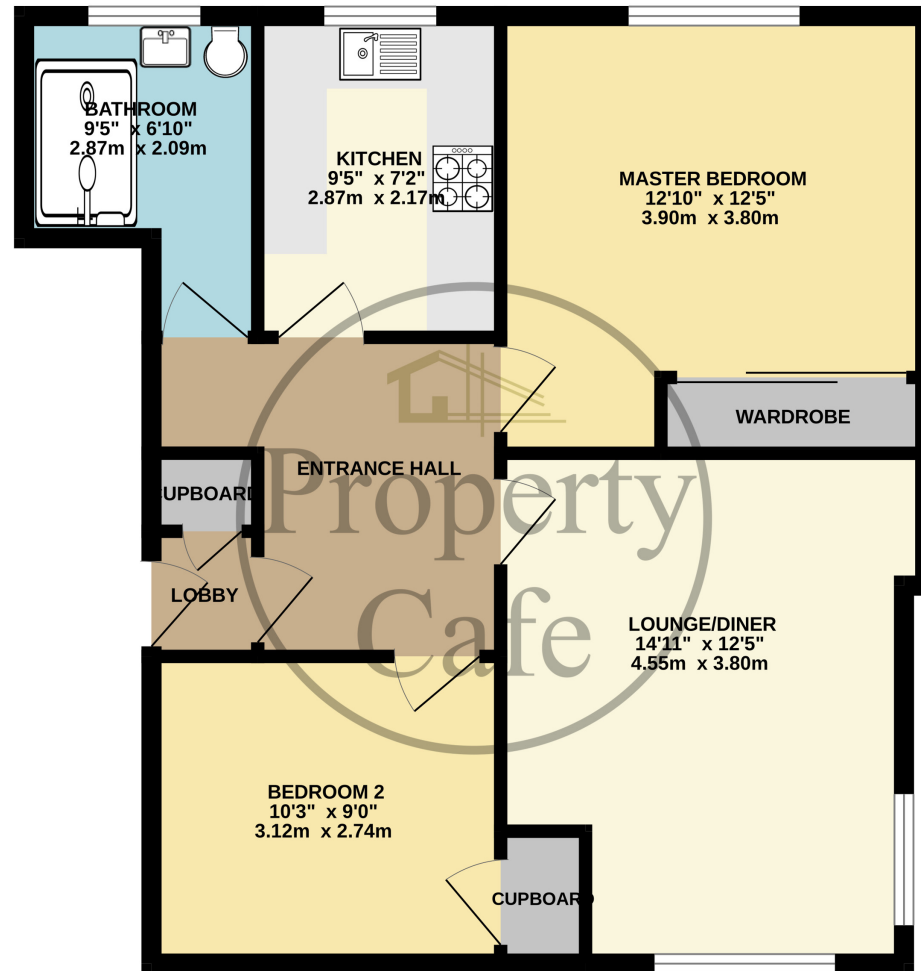


Property Café are delighted to present to the market this immaculately presented two bedroom, 1st floor, purpose built apartment for sale with manicured communal grounds & garage en-bloc. Accommodation and benefits include; A secure communal entrance area with entry phone system and stairs leading to all levels; inner flat hallway including a lobby area with fitted storage and ample space for freestanding storage items; Dual aspect lounge/diner offering an excellent space to relax & entertain whilst enjoying a pleasant outlook; Modern fitted kitchen with ample cupboard & worktop space in addition to integrated appliances including an electric oven & hob whilst giving space for freestanding white goods; Two generous double bedrooms both with fitted cupboards; Modern fitted bathroom comprising of a large walk-in shower cubicle, wash basin & WC. Externally this property boasts excellently kept communal grounds to enjoy and a single garage en-bloc. The flat is brought to the market in excellent decorative order throughout having been recently and comprehensively refurbished to a high standard, gas central heated, double glazed and in a popular and convenient position of St Leonards. We recommend you view at your earliest convenience.

Remaining lease length - Currently being extended by the sellers \* Service charge - £1300 Per Annum \* Ground rent - £40 Per Annum



**1ST FLOOR FLAT**  
**647 sq.ft. (60.1 sq.m.) approx.**



TOTAL FLOOR AREA : 647 sq.ft. (60.1 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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**Bedrooms:** 2  
**Receptions:** 1  
**Council Tax:** Band B  
**Council Tax:** Rate 1950  
**Parking Types:** Communal. Garage En Bloc.  
**Heating Sources:** Gas Central.  
**Electricity Supply:** Mains Supply.  
**Annual Service Charge:** 1300  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** ADSL.  
**Accessibility Types:** Not suitable for wheelchair users.



At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. 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 that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.







Situated in a very sought after and convenient location of St Leonards, close to local shops, supermarkets and excellent public transport facilities including regular bus routes and St Leonards Warrior Square mainline train station. Positioned on the periphery of a bustling central St Leonards location just a short walk away offers excellent bars, restaurants and a beautifully manicured promenade and seafront. Hastings & St Leonards offers an array of excellent schools, main hospital including A&E and easy access to both the link road to Bexhill & A21 heading towards Tunbridge Wells & London.

- Two Bedroom Purpose Built Apartment For Sale
  - Dual Aspect Lounge/Diner
  - Modern Fitted Kitchen & Bathroom
    - Single Garage En-Bloc
  - Immaculately Kept Communal Grounds
- Ample Fitted Storage Throughout
- Gas Central Heated & Double Glazed
- Secure Communal Area With Entry Phone System
- Sought After & Convenient Residential Location
  - Viewing Highly Recommended