



1, 53 Eversfield Place, St Leonards on Sea, TN37 6DB

Immaculate Two Bedroom Lower Ground Floor Seafront Apartment With A Private Courtyard Garden

£275,000 - Leasehold





Property Cafe present this beautiful two-bedroom lower ground floor apartment, perfectly positioned in a sought-after seafront location in the heart of St Leonards, just moments from the beach. Accessed via its own private entrance and front door, this superb home offers both privacy and independence, making it ideal for first-time buyers, downsizers, or those seeking a coastal retreat.

Step inside to discover a contemporary open-plan lounge, dining, and kitchen area, thoughtfully designed for modern living. The stylish fitted kitchen features oak worktops and integrated appliances, combining practicality with sleek design — perfect for entertaining or relaxed evenings at home. The property boasts two well-proportioned double bedrooms, offering comfortable and versatile accommodation, alongside a modern fitted family bathroom finished to a high standard.

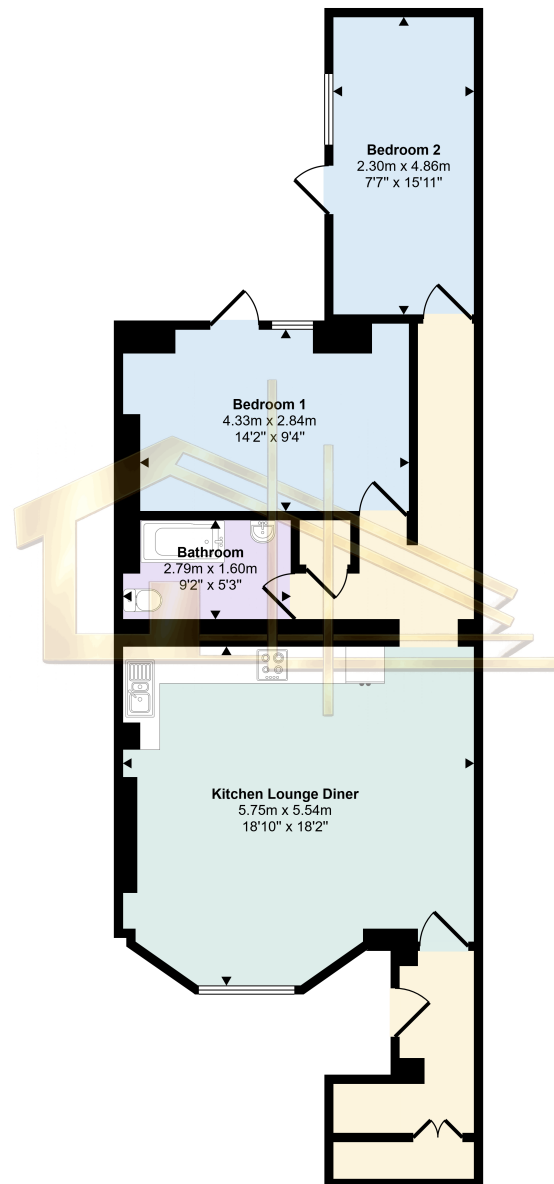
To the rear, enjoy your very own private courtyard garden, an ideal space for outdoor dining, morning coffee, or simply unwinding in the sea air. There are also additional outside store areas, adding valuable practical storage.

Further benefits include underfloor heating, double glazing throughout, and the significant advantage of being sold with no onward chain, ensuring a smooth and straightforward purchase. With its beachfront position, contemporary finish, and private outdoor space, this exceptional apartment truly must be seen to be fully appreciated. Internal viewing is highly recommended.

Remaining lease length - 120+ years * Service charge - £700 per annum * Ground rent - £100 per annum.




Approx Gross Internal Area
78 sq m / 836 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 A
Council Tax: Rate 1702.76
Parking Types: On Street. Permit.
Heating Sources: Gas Central. Underfloor Heating.
Electricity Supply: Mains Supply.
EPC Rating: C (77)
Annual Service Charge: 700
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Lateral living.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		



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 beachfront 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 Lower Ground Floor Apartment For Sale
 - Private Courtyard Garden
- Contemporary Open Plan Lounge/Diner/Kitchen
- Modern Fitted Kitchen With Oak Worktops & Integrated Appliances
 - Two Well proportioned Double Bedrooms
 - Own Private Entrance & Front Door
 - Modern Fitted Family Bathroom
- Additional Outside Store Areas
- Underfloor Heating & Double Glazed Throughout
- Sought After Seafront Location In The Heart Of St Leonards
 - Beachfront Position
 - Sold With No Onward Chain
- Internal Viewing Highly Recommended.