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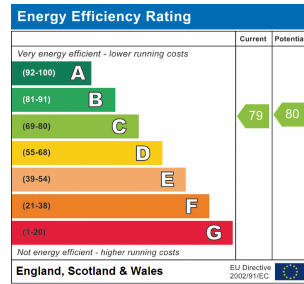
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7 River Oaks Apartments, Beachy Head View, St Leonards-on-Sea,
 East Sussex TN38 8EY

£259,950

leasehold

A spacious two bedroom, two bath/shower room, first floor apartment with garage and garden at the top of a quiet and popular cul de sac offered with no onward chain.

First Floor Apartment
 Chain Free

2 Bedrooms
 2 Bath/Shower Rooms

Rear Garden

Garage



Description

This surprisingly spacious two bedroom apartment occupies an elevated position at the top of a quiet and popular cul-de-sac on the outskirts of St Leonards. The apartment is situated on the first floor of this well maintained modern purpose built block and is centered around a spacious entrance hall. The kitchen is fully fitted and the main reception room enjoys a Juliet balcony to the front of the property. Both bedrooms are comfortable doubles, one enjoying an en-suite and the other having Jack & Jill access to the family bathroom. To the rear of the property is an area of private rear garden and the apartment also has the added benefit of a garage. The property would make an ideal buy to let investment as there is currently a tenant in situ.

The property is situated within close proximity of a wide range of amenities to include supermarkets, schools, gyms and a mainline station in Battle provides services to London Charing Cross. Nearby St Leonards offers a comprehensive range of bars and restaurants, fashionable eateries and the beach. This property is offered to the market with no onwards chain and viewing is highly recommended.

Directions

From the roundabout by Bannatynes, proceed down Stonebeach Rise, turning left into Cooden Ledge and left again into Beachy Head View. Continue to the top where River Oaks Apartments will be found directly in front of you.

What3Words:///highlight.august.charts

THE ACCOMMODATION

With approximate room dimensions, is approached via a communal entrance door into

COMMUNAL ENTRANCE HALL

With stairs leading to first floor landing. Private door into

SPACIOUS HALLWAY

10' 3" x 8' 3" (3.12m x 2.51m) max, large storage cupboard, recessed lighting to ceiling, radiator, doors to all principle rooms.



KITCHEN

10' 2" x 8' 3" (3.10m x 2.51m) Window to the front of the property, variety of wall and base mounted units, in Shaker style incorporating cupboards and drawers with large areas of granite effect work surfaces, granite splash back surround, five ring gas hob splash back and extractor hood, electric Baco oven and grill, one and a half bowl stainless steel sink drainer unit with mixer tap, space for washing machine, integrated fridge, radiator, laminate flooring, recessed lighting to ceiling.

RECEPTION ROOM

16' 10" x 12' 7" (5.13m x 3.84m) Double doors leading out onto a Juliet balcony overlooking the front, television aerial point, telephone point.

BEDROOM ONE

15' 5" x 10' 2" (4.70m x 3.10m) Double fitted wardrobes, double doors giving access to the rear garden, television aerial point, door into



EN-SUITE

7' 1" x 4' 8" (2.16m x 1.42m) Large shower unit, wall mounted basin, wc, radiator, tiled walls, recessed lighting to ceiling, window to rear.

BEDROOM 2

11' 8" x 11' 7" (3.56m x 3.53m) Window to the rear of the property, single built in wardrobe, television aerial point, window to the rear.

BATHROOM

7' 0" x 7' 1" (2.13m x 2.16m) Jack & Jill with Bedroom 2, pedestal wash hand basin, wc, close panelled bath with shower attachment over, partly tiled walls, laminate flooring, radiator, recessed lighting to ceiling.



OUTSIDE

To the rear of the property is a compact rear garden, predominantly decked with a raised area of astro turf lawn with post and rail fencing to either side and to the rear.

GARAGE

17' 8" x 11' 0" (5.38m x 3.35m) Remote controlled up-and-over door, power and light.

TENURE

981 Years Remaining
Ground Rent £150 per annum
Maintenance £1350 per annum

COUNCIL TAX

Hastings Borough Council
Band C - £1972.7 (2023/24)

Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.