



Beachy Head View, St Leonards-on-Sea, East Sussex, TN38 8EY  
Immaculate Two Bedroom Modern Purpose Built Apartment £275,000







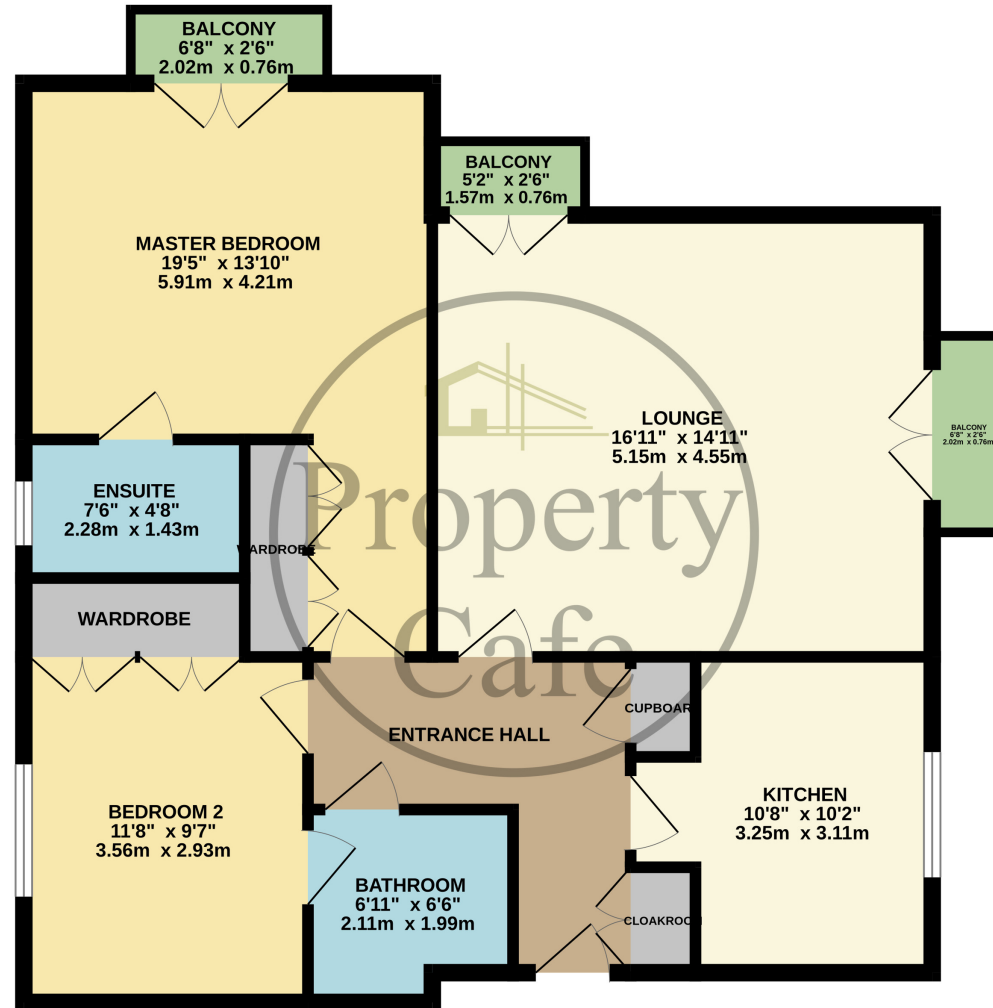


Property Cafe are delighted to present to the market this immaculately presented, 2nd floor modern apartment for sale within a sought after residential area of St Leonards. Accommodation and benefits include; Pristine communal areas, benefitting from a secure entry phone system and lift access to all floors; Generously proportioned private inner entrance with several storage cupboards; A substantial lounge boasting two separate balconies, feature fire place and far reaching views of the sea towards Beachy Head; Modern fitted kitchen with ample base units, worktop space and an array of integrated appliances; A family bathroom comprising of bath, wash basin & WC; The Master bedroom, vast in size, offers double fitted wardrobes, en-suite shower room and a further balcony looking into woodland; A substantial second double bedroom, again offering fitted wardrobes and pleasant views with an additional door leading to the family bathroom. The apartment is in excellent condition offering neutral colour schemes throughout and comes with an allocated parking space, we recommend you view at your earliest convenience.

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



**GROUND FLOOR**  
862 sq.ft. (80.1 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 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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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.







Remaining Lease Length - Approx 980 Years \*\* Service/ Maintenance Charge - Approx £1300 P.A \*\*  
Ground Rent - £150 P.A

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- Spacious 2nd floor Apartment
  - Two Generously Sized Bedrooms
  - Immaculate Condition Throughout
    - Modern Fitted Kitchen
  - Modern Fitted Family Bathroom & En-Suite
- Three Balconies With Peaceful & Far Reaching Views
    - Lift Access To All Floors
  - Sought After Residential Location
    - Allocated Parking Space
  - Viewing Highly Recommended

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