



53 Senlac Way, St Leonards-on-Sea, East Sussex, TN37 7JG

Spacious & Well Presented Two Bedroom Ground Floor Apartment £200,000 - Leasehold Share of Freehold



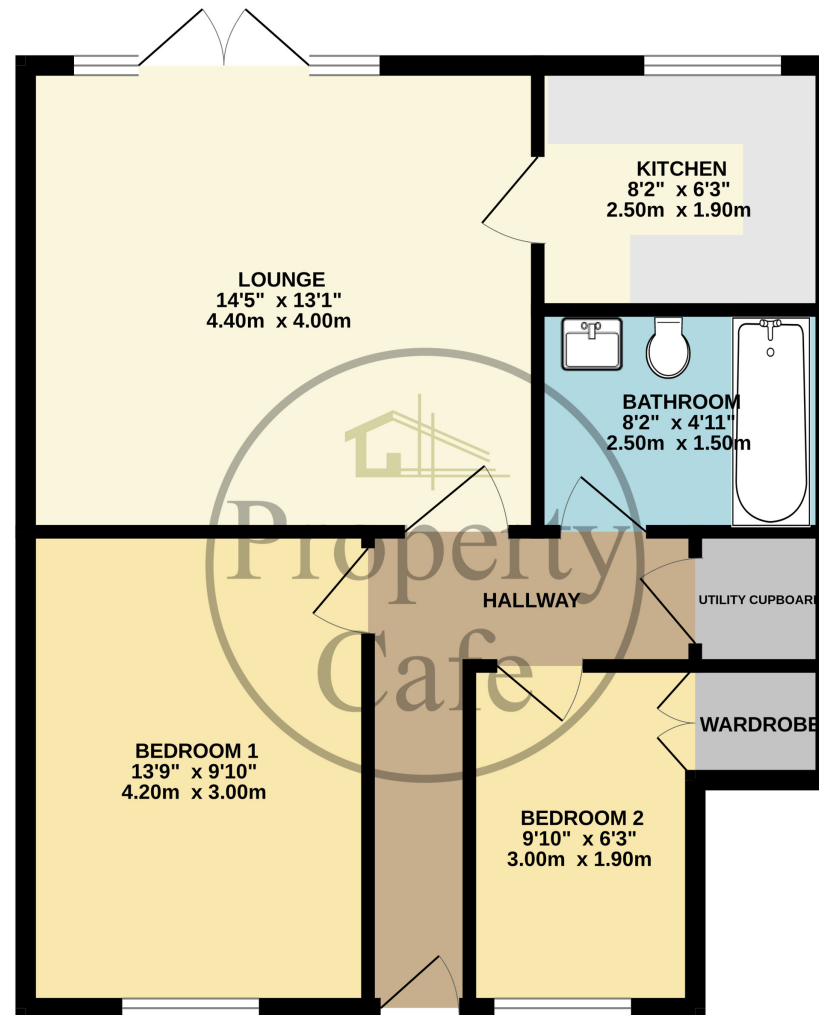


Property Cafe are delighted to present to the market this spacious two bedroom ground floor apartment in a highly sought after residential location. Accommodation and benefits include; It's own private front door and entrance hall; Spacious lounge boasting ample space to relax & entertain in addition to french doors leading onto a communal garden; Fitted kitchen with an array of fitted cupboards & worktop space as well as space for freestanding cooker & white goods; Two well proportioned bedrooms, a generous master and a second large single room with a fitted cupboard; Modern fitted bathroom comprising of bath & overhead shower, wash basin & WC; Unique utility cupboard fitted with an extractor fan benefitting from space to plumb in washing machine & tumble dryer in addition to extra storage space. This property is offered for sale in excellent decorative order throughout, gas central heated, double glazed and with a share of freehold. Sold with no onward chain we recommend you view at your earliest convenience.

Share of freehold * Remaining lease length - 900+ years * Service charge - £300 Per Annum * Ground rent - N/A




GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 603 sq.ft. (56.0 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 A
Council Tax: Rate 1702.76
Parking Types: On Street.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: C (75)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Level access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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 a sought after position of St Leonards; Gifting within walking distance excellent local primary & secondary schools, Conquest hospital, local shops & supermarkets and easy access to the A21, Battle and Queensway. Hastings & 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 lines to Central London.

- Two Bedroom Ground Floor Flat For Sale
 - Spacious Lounge With French Doors
 - Communal Garden
 - Modern Fitted Bathroom
 - Own Front Door
- Immaculately Presented Throughout
 - Sought After Residential Location
 - Share Of Freehold & Long Lease
 - Sold With No Onward Chain
 - Viewing Highly Recommended