



Flat 5, 27 Eversfield Place, St Leonards-On-Sea, TN37 6BY

A WELL PRESENTED TWO BEDROOM SECOND FLOOR FLAT FORMING PART OF THIS CONVERTED VICTORIAN BAY FRONTED BUILDING IN ST. LEONARDS DIRECTLY OPPOSITE THE SEAFRONT AND ENJOYING DIRECT SOUTH FACING SEA VIEWS. THE TOWN CENTRE IS CLOSE BY AS IS HASTINGS AND WARRIOR SQUARE MAINLINE RAILWAY STATIONS CONNECTING TO LONDON.

The property provides accommodation to include a 22'7 x 14'0 open plan sitting room/kitchen with built-in appliances, wooden flooring and a bay window to the front enjoying south facing sea and pier views. There is also a 13'2 x 12'2 main bedroom to the rear with fitted wardrobes extending to one side and a 14'4 x 7'7 second bedroom, also with direct sea views. In addition, there is a modern bathroom/w.c. with a 'P' shaped shower/bath and shower unit. Further benefits include gas fired central heating, double glazed windows and the property is to be sold CHAIN FREE.

The service charge is available upon request and we have been advised that there is a long 999 year lease from 2024 with no ground rent payable as the flat comes with a Share of the Freehold. Viewing is encouraged to appreciate this lovely two bedroom flat and is strictly by appointment with the owners Sole Agent, Charles & Co.

Price £279,950

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- Two Bedroom 2nd Floor Flat
- On St Leonards Promenade
- Modern Bathroom/W.C.
- To Be Sold CHAIN FREE
- Enjoying Direct Sea Views
- 22'7 x 14 Kitchen/Lounge
- 14'4 x 7'7 Second Bedroom
- Bay Fronted Victorian Building
- 13'2 x 12'2 Main Bedroom
- Gas Heating & Double Glazed

Communal Entrance Hall

Entrance Lobby

4'7 x 3'4 (1.40m x 1.02m)

Entrance Hall

Sitting Room

14'0 x 13'5 (4.27m x 4.09m)

Kitchen

9'7 x 9'2 (2.92m x 2.79m)

Bedroom One

13'2 x 15'7 max (4.01m x 4.75m max)

Bedroom Two

14'4 x 7'7 (4.37m x 2.31m)

Bathroom/W.C

7'7 x 6'7 (2.31m x 2.01m)





Floor Plan

GROUND FLOOR
713 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA : 713 sq.ft. (66.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	