



## Flat 3, 42 Church Road, St. Leonards-On-Sea, TN37 6HB

A WONDERFUL TWO BEDROOM WHOLE OF FIRST FLOOR FLAT, FORMING PART OF THIS ATTRACTIVE VICTORIAN BAY FRONTED PROPERTY IN ST LEONARDS-ON-SEA AND IDEALLY POSITIONED WITHIN IMMEDIATE WALKING DISTANCE OF WARRIOR SQUARE MAINLINE RAILWAY STATION AS WELL AS LOCAL AMENITIES IN ST LEONARDS AND THE SEAFRONT. THE FLAT PROVIDES AN IDEAL HOME AND OFFICE OPPORTUNITY AND IS TO BE SOLD CHAIN FREE.

The accommodation includes a 20'0 x 14'2 bay fronted living room/diner with feature fireplace and bay window which has views down Church Road towards the sea, a 12'10 fitted kitchen with built-in appliances, a bay fronted main bedroom with views over St Leonards and there is also a contemporary bathroom/w.c with a shower bath. In addition, there is a separate office/bedroom which would make an ideal guest room and this also has views over St Leonards to the rear.

Further benefits include electric heating, sash double glazing and we are advised that there is a 125 year Lease from September 1986 (approx. 86 years remaining) and the service charge is approx. £1,800 p.a. with the ground rent at £75 p.a. Viewing is encouraged to appreciate this lovely flat which is 500 yards from Warrior Square Station connecting to London. The flat is being sold CHAIN FREE and all viewings are strictly by appointment.

**Offers over £150,000**

## Flat 3, 42 Church Road, St. Leonards-On-Sea, TN37 6HB



- Two Bedroom First Floor Flat
- Bay Fronted Living Room/Diner
- Separate Office/Bedroom Two
- To Be Sold CHAIN FREE
- Attractive Victorian Property
- Kitchen with Built-in Appliances
- 89 Years Remaining on Lease
- Short Walk to Train & Seafront
- Modern Bathroom/W.C
- Service Charge Approx. £1,800 p.a.

### Communal Entrance Hall

### First Floor Landing

### Entrance Hall

### Living Room/Diner

20'0 x 14'2 (6.10m x 4.32m)

### Kitchen

12'10 x 6'6 (3.91m x 1.98m)

### Bedroom One

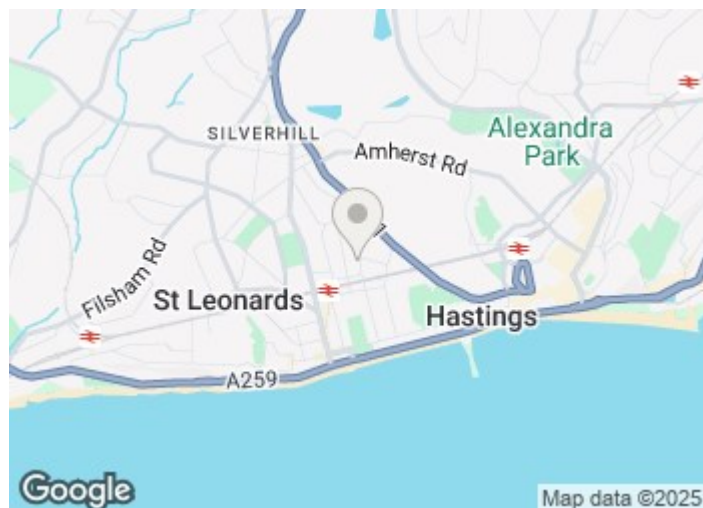
13'7 x 11'6 (4.14m x 3.51m)

### Bathroom/W.C

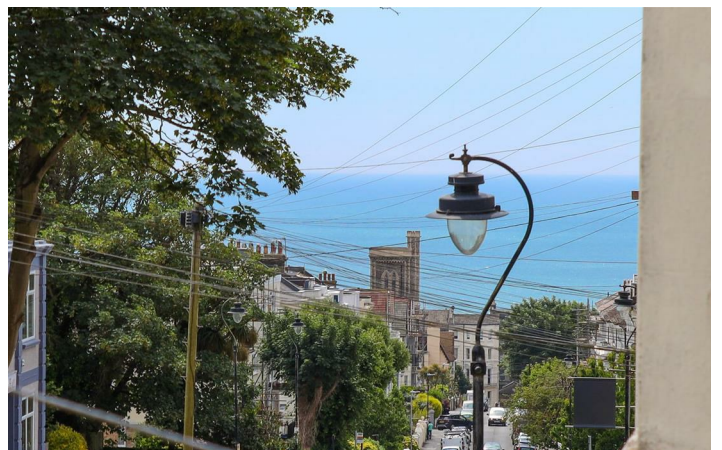
8'7 x 6'7 (2.62m x 2.01m)

### Office/Bedroom Two

8'7 x 8'0 (2.62m x 2.44m)







Floor Plan

FIRST FLOOR  
669 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 669 sq.ft. (62.1 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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| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 75        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            | 43      |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |