

# Abbott & Abbott

Estate Agents, Valuers and Lettings



Allegria Court Quarry Hill, St. Leonards-On-Sea, TN38

**Asking Price £299,950**



A truly special Grade II listed apartment enviably positioned in a secluded and leafy setting in Burton St. Leonards. Situated on Quarry Hill, just moments from St Leonards Gardens, this beautifully located home is surrounded by natural greenery and tranquil scenery.

Set on the first floor of an attractive period building, the apartment enjoys off-road parking and access to beautifully maintained communal gardens. A charming balcony-style atrium featuring a shared entrance with wooden shutters, offers practical additional storage and leads through to a wide, welcoming hallway connecting the generously proportioned accommodation.

The property retains a wealth of period character, including exceptionally well-maintained wooden floorboards that run throughout the property - perfectly complementing the original features. The impressive dual-aspect living/dining room looks out to the trees surrounding and fills the space



- 2 Bedroom First Floor Apartment in a Leafy Setting
- Exposed Wooden Floorboards
- Off-Road Parking
- Bright and Spacious
- 952 Year Lease Remaining
- Grade II listed, Decimus Burton Building
- Leasehold Property
- A Stones Throw from St Leonards Gardens
- Communal Garden
- £2,800 Annual Service Charge