

Abbott & Abbott

Estate Agents, Valuers and Lettings

Flat 4 13 Dane Road, St Leonards On Sea, TN38 0QN

£264,500





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Flat 4 13 Dane Road

St Leonards On Sea, TN38 0QN

- Fitted Kitchen
- Residents' Parking
- Bright and Spacious Accommodation
- Second Floor Flat
- St Leonards Location
- Two Bedrooms - one with en-suite facilities
- Close to all local amenities including transport links
- Within Walking Distance of the Seafront
- No Onward Chain

Abbott & Abbott are offering for sale this spacious second floor, two bedroom, flat located in a popular position within walking distance of the seafront.

The flat occupies the second floor of an imposing semi-detached four storey house, arranged as four flats. The rooms are bright and spacious with gas central heating, white bathroom fittings and a cream coloured fitted kitchen.

The building is situated approximately half a mile from the seafront and beach, with local shops and facilities just a 10 minute walk away. St Leonards Warrior Square Train Station is also easily reached being just under half a mile distant making the location ideal.

Residents' parking is provided to the rear of the building and the property is being sold with no onward chain. Internal viewing is highly recommended.



Entrance Hall

Living Room

Kitchen

Bedroom 1 - with En-Suite Shower Room

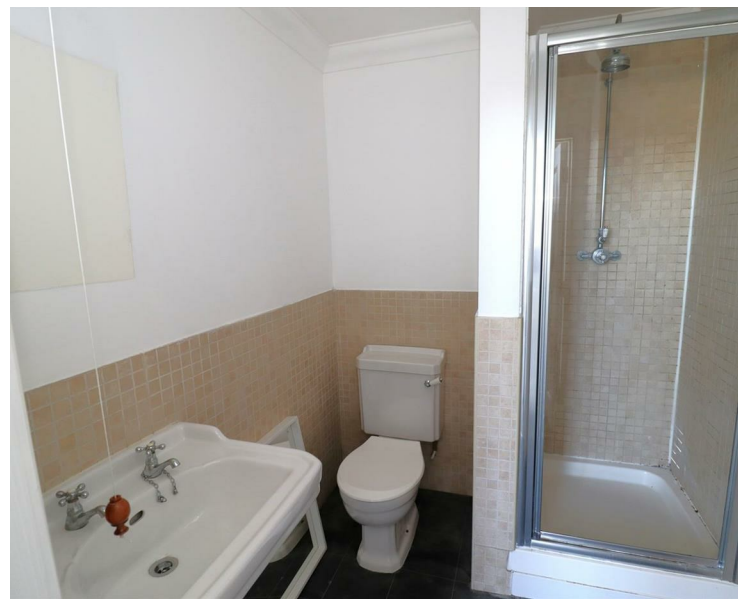
Bedroom 2

Bathroom

Other Information and Outgoings

Full Description







Floor Plans

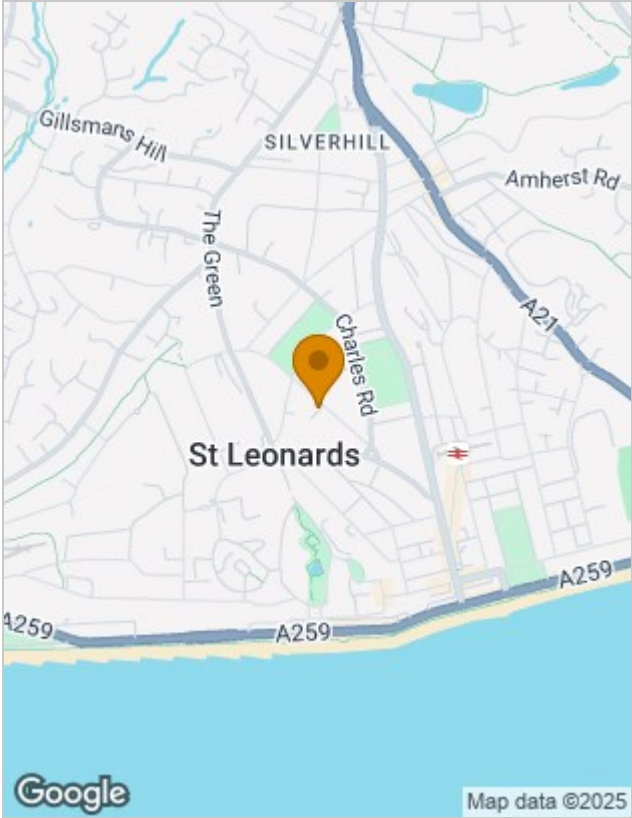


Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		