

Quarry Hill, St. Leonards-On-Sea, TN38 0HP

Asking Price £135,000

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Enjoying stunning views from the lounge and bedroom, this one-bedroom, third-floor purpose-built apartment presents a fantastic opportunity to secure a well-positioned home in the heart of St Leonards-on-Sea.

Ideally located close to the beautiful St Leonards Gardens, originally designed by James Burton in 1828 and recently renovated with the assistance of a lottery grant, the property is perfectly placed to enjoy the tranquillity of the gardens, which offer a peaceful oasis in the Maze Hill area with views towards the sea. The popular shops and cafés of the Mercatoria are also nearby, along with the seafront and beach, all within easy walking distance.

The accommodation comprises an entrance hallway, a lounge/diner, a fitted kitchen, a double bedroom and a bathroom. Further benefits include electric heating, a residents' lift, a garage with communal car park no allocated space.

A particular highlight of this apartment is the impressive outlook, with far-reaching views towards Hastings Pier and the English Channel, as well as across to East Hill.

The property requires full refurbishment, offering buyers an exciting opportunity to renovate and modernise throughout, creating a home tailored to their own tastes and preferences. With its fantastic views, convenient location and the advantage of being chain free, this apartment could appeal to first-time buyers, investors or those looking for a project with potential.

An internal viewing is highly recommended to fully appreciate the location, views and potential this property has to offer.

























Living Room
16'3" x 10'0" (4.95m x 3.05m)

Kitchen
9'10" x 8'10" (3.00m x 2.69m)

Bedroom
13'1" x 9'11" (3.99m x 3.02m)

Bathroom

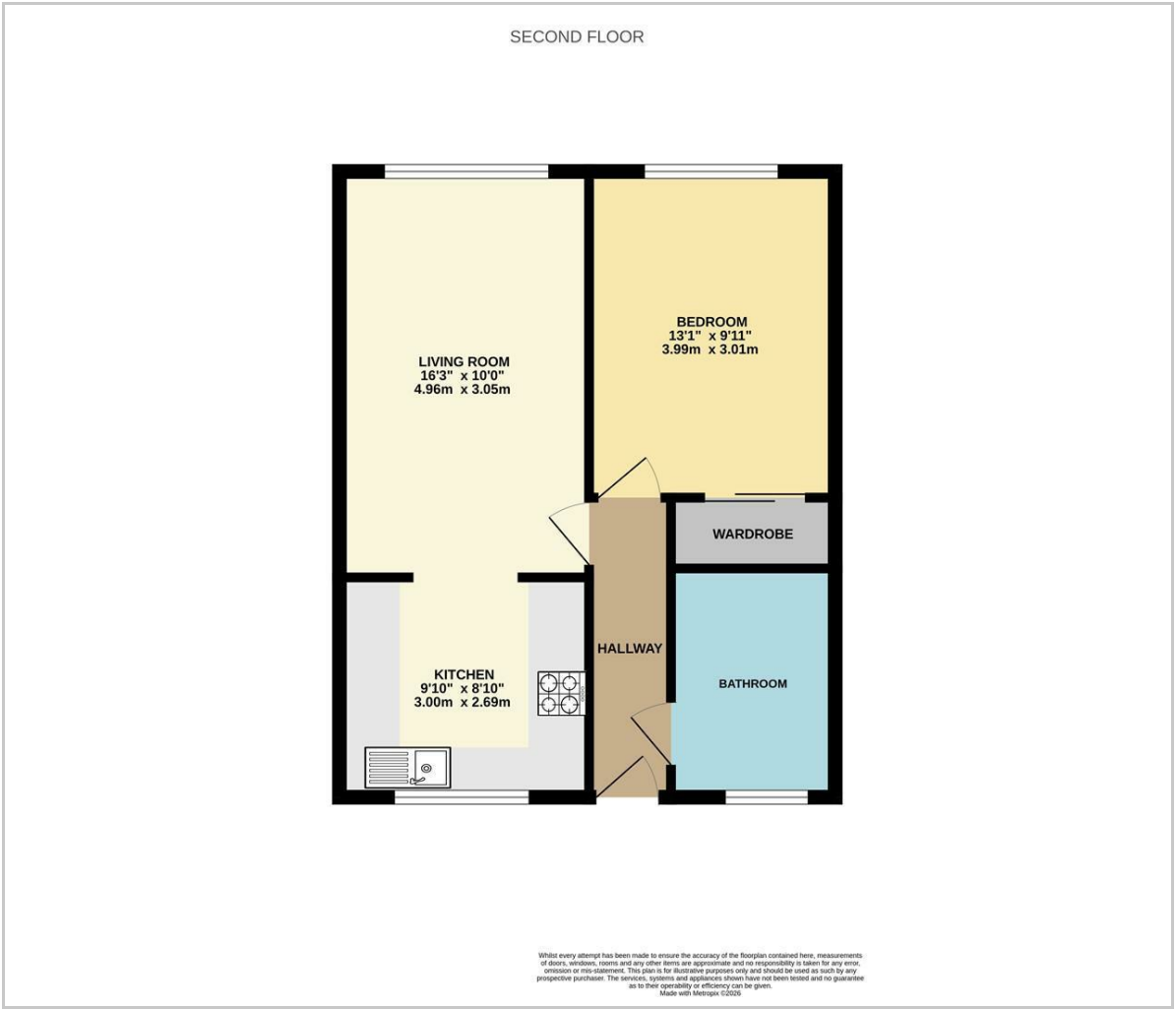
Council Tax Band A - £1,784.39 Per Annum

Lease Information
Lease: This property is offered as leasehold with a 999 year lease, which was granted on 26th March 2001

We have been advised that there is no annual ground rent.

The service charge is approximately £682.19 every 6 months, advised from the last service charge statement for 26th March 2026 to 28th September 2026. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or survey

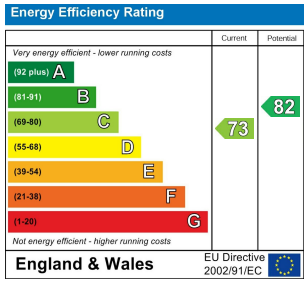
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact us on 01424 224700
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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