



Quarry Hill
St. Leonards-On-Sea, TN38 0HP
£190,000 Leasehold - Share of Freehold

**Wyatt
Hughes**
Residential Sales

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

Welcome to Quarry House, a wonderful one bedroom apartment in central St.Leonards.

This purpose built block is perfect for first time buyers, downsizers or buy-to-let investors and so caters to a large audience of buyers. Being on the top floor, allows for brilliant views over the sea and St.Leonards Gardens, with its beautiful green space and tranquil pond, watch all the goings on all year round from your large bright south-facing windows.

Internally this home has been totally transformed by the current sellers, opting for a stylish and contemporary design throughout, from the integrated slick kitchen suite, large living room with plenty of space for relaxing and dining, to modern bathroom with walk-in shower and large double bedroom with ample space for storage and dressing room.

Outside you have access to the well-kept communal gardens, a large grassy area with quiet places to read and benches to sit and relax in the sunshine.

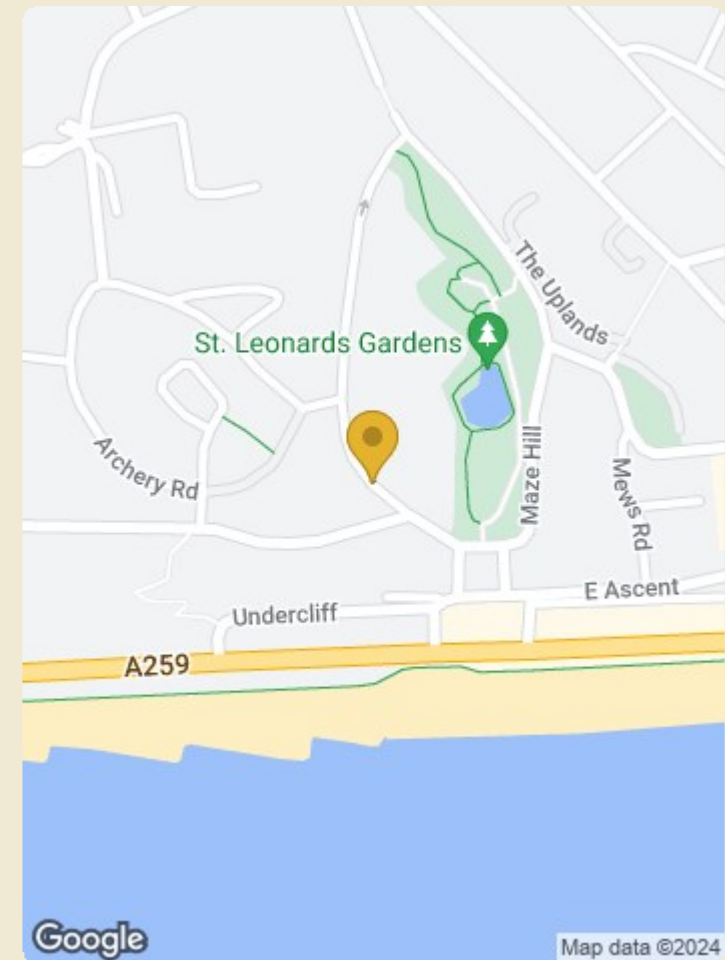
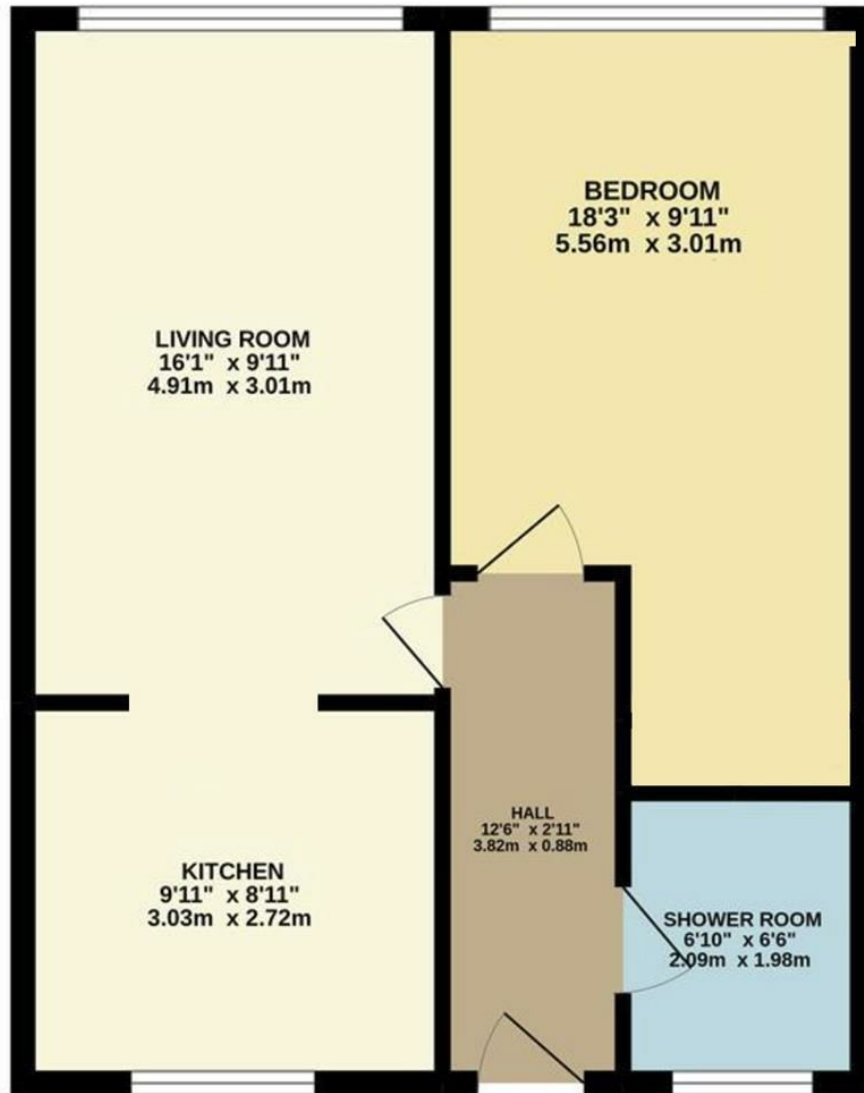
Being in central St.Leonards means a close proximity to the main plethora of local stores, offering cosy coffee houses, eateries, bars and restaurants. You are also a short walk away from St.Leonards seafront and beach, enjoy summer days by the sea, whilst being within walking distance from home. Need to commute? St.Leonards train station is near-by and offers transport to main London terminals in 90 minutes.

Being offered with a share of freehold and long lease, this fabulous one bedroom home is not one to be missed.

Book your viewing with local agent Wyatt Hughes today.

- EPC D
- 999 YEAR LEASE FROM 2001
- £1400 SERVICE CHARGE PER ANNUM
- ONE BEDROOM
- MODERN AND STYLISH THROUGHOUT
- COUNCIL TAX A
- SHARE OF FREEHOLD
- £0 GROUND RENT
- FABULOUS SEA AND GARDEN VIEWS
- COMMUNAL GARDENS





| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|--|---|
| | 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 | EU Directive 2002/91/EC | 80 | England & Wales |
| | | 62 | EU Directive 2002/91/EC |

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

