



**Halley Court London Road, St. Leonards-On-Sea TN37 6LS**

**welcome to**

**Halley Court London Road, St. Leonards-On-Sea**

Fox & Sons are delighted to offer for sale an opportunity to secure this well-proportioned, two double bedroom, purpose-built flat in this sought after and convenient location in London Road in St Leonard's within reach of the amenities located in St Leonard's and the train station located in Warrior Square. The flat itself comes with a lengthy lease with approximately 966 years remaining and affords well-proportioned accommodation comprising entrance hall, lounge/dining room/kitchen, two double bedrooms and a shower room. Outside, to the rear, there is a garage and use of communal gardens



### **Communal Entrance Hall**

Access via communal front door into communal entrance hall with further door into main entrance hall, radiator, built in cupboard and wall mounted entry phone system.

### **Lounge/ Dining Room**

16' 2" x 13' 4" ( 4.93m x 4.06m )

Coved ceiling, tv and telephone points, radiator, double glazed window to the rear aspect overlooking the communal parking area and communal gardens.

### **Kitchen**

12' 4" x 7' 9" ( 3.76m x 2.36m )

Fitted kitchen with a matching range of eye and base level cupboards with drawers beneath work surfaces, space for electric cooker, space for washing machine, space for tall fridge freezer, inset stainless steel sink and drainer unit with mixer tap and double glazed window to the side aspect.

### **Bedroom One**

11' 7" x 10' 9" ( 3.53m x 3.28m )

Built in wardrobes with sliding doors, storage heater and double glazed window to the front aspect.

### **Bedroom Two**

11' 5" x 8' 7" ( 3.48m x 2.62m )

Storage heater and double glazed window to the front aspect.

### **Shower Room**

Modern fitted shower screen comprising of a shower enclosure with built in electric shower, dual flush low level wc, pedestal wash hand basin, airing cupboard housing immersion heater, partly tiled walls, heated towel rail and double glazed window to the side aspect.

### **Garage**

The garage is in a block.

### **Communal Garden**

Mainly laid to lawn with matured trees and shrubs.

### **Vendors Notes**

The garage comes with use of the garage with additional costs within the service charge lease.



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## Halley Court London Road, St. Leonards-On-Sea

- Purpose Built Apartment
- Two Double Bedrooms
- Fitted Kitchen & Shower Room
- Well Appointed Accommodation
- Communal Gardens

Tenure: Leasehold EPC Rating: Awaited

offers in the region of

**£185,000**



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
HAS119096 - 0003

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**01424 722177**



[hastings@fox-and-sons.co.uk](mailto:hastings@fox-and-sons.co.uk)



33 Havelock Road, HASTINGS, East Sussex,  
TN34 1BE



[fox-and-sons.co.uk](https://fox-and-sons.co.uk)

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