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**Flat 1, St Rode London Road, St. Leonards-On-Sea, TN37 6PA**  
**Offers In Excess Of £175,000 - Leasehold - Share of Freehold**

Nestled on London Road in the charming area of St. Leonards-On-Sea, this delightful first-floor purpose built flat offers a perfect blend of comfort and convenience. With its own private entrance, this spacious and light-filled apartment welcomes you into a warm and inviting living space. The property features a well-proportioned reception room, ideal for relaxation or entertaining guests. Two generously sized bedrooms provide ample space for rest and personalisation, while the bathroom is conveniently

located to serve both bedrooms. One of the standout features of this flat is the spacious loft area, which offers sole use, presenting an excellent opportunity for additional storage or potential conversion, subject to the necessary permissions. Outside, you will find a dedicated parking space, a rare find in this desirable location, along with additional outside storage to accommodate your belongings. The property is chain-free and comes with a share of the freehold, providing peace of mind and flexibility for future ownership. This apartment is perfect for first-time buyers, downsizers, or investors looking for a property in a vibrant area with easy access to local amenities and transport links. Don't miss the chance to make this charming flat your new home.





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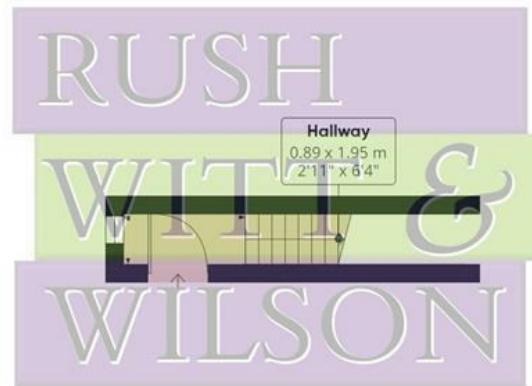


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Approximate total area<sup>(1)</sup>

77 m<sup>2</sup>

830 ft<sup>2</sup>

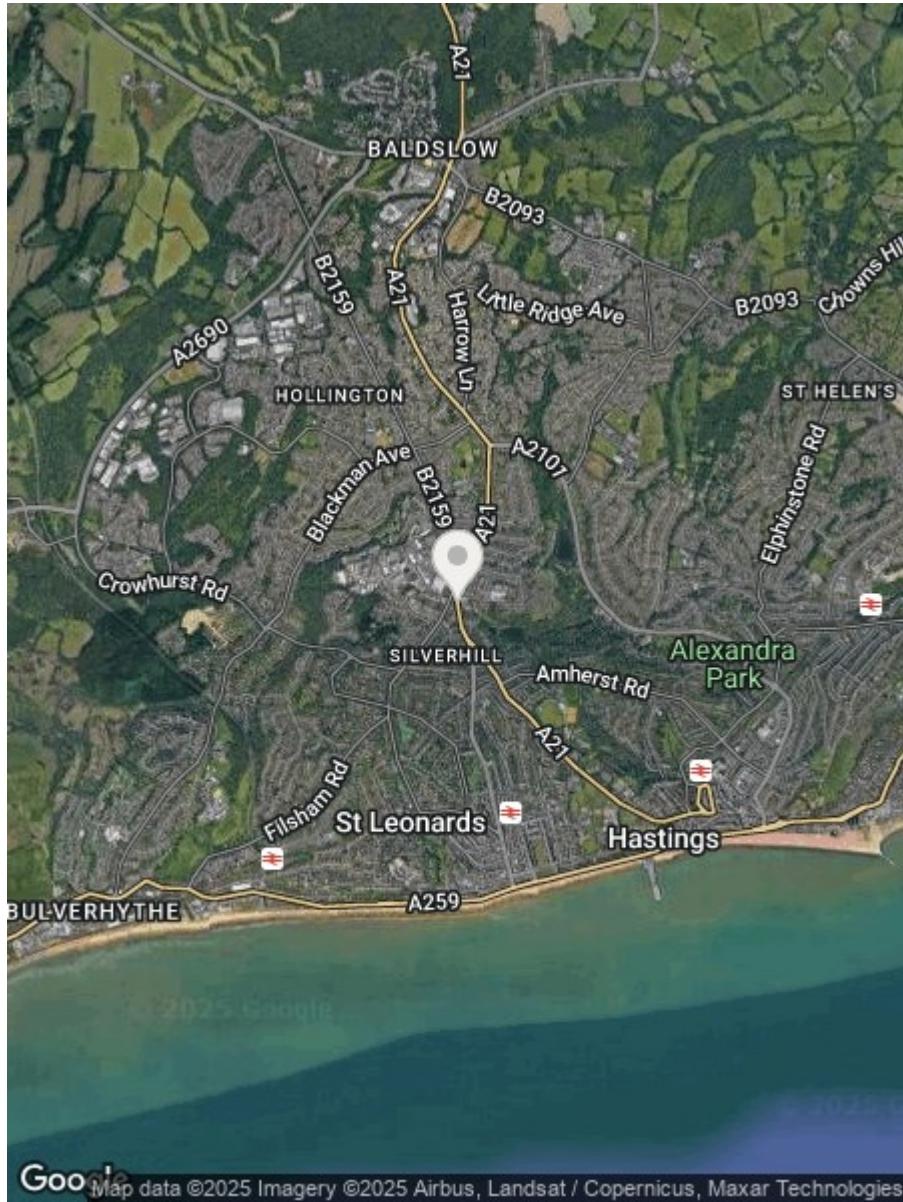
Floor 0



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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**Residential Estate Agents  
Lettings & Property Management**



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

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

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – A

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

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