

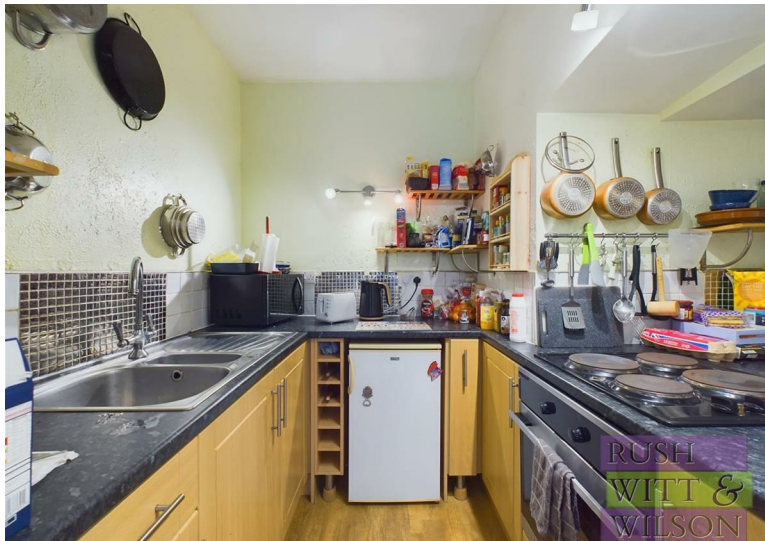
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**16a Eversfield Place, St. Leonards-On-Sea, East Sussex TN37 6BY**  
**Guide Price £200,000 - £220,000**

**\*\*GUIDE PRICE £200,000 - £220,000\*\*** Rush Witt & Wilson are pleased to present this **THREE BEDROOM LOWER GROUND APARTMENT** located on the seafront which includes a **PRIVATE COURTYARD**. This apartment benefits from its own **PRIVATE ENTRANCE** and offers the next purchaser to apply their own style too. This apartment benefits from an unusually long (980 years remaining) lease and a share in the freehold with a management company that runs the block. The living room/diner is a good size and located to the frontal aspect with a bedroom located opposite. Making your way to the rear of the property you will find the main bathroom and a further bedroom benefitting from an en-suite shower room. The long internal hallway leads through to the kitchen space with the third bedroom nestled at the rear of the building, there is also a separate **UTILITY AREA**. There is a door leading out to the **PRIVATE COURTYARD** garden which makes an ideal space to relax and unwind with guests. We look forward to showing around this fine example of a seafront apartment.







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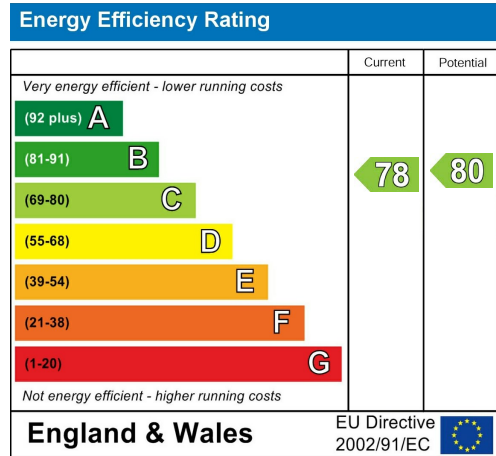
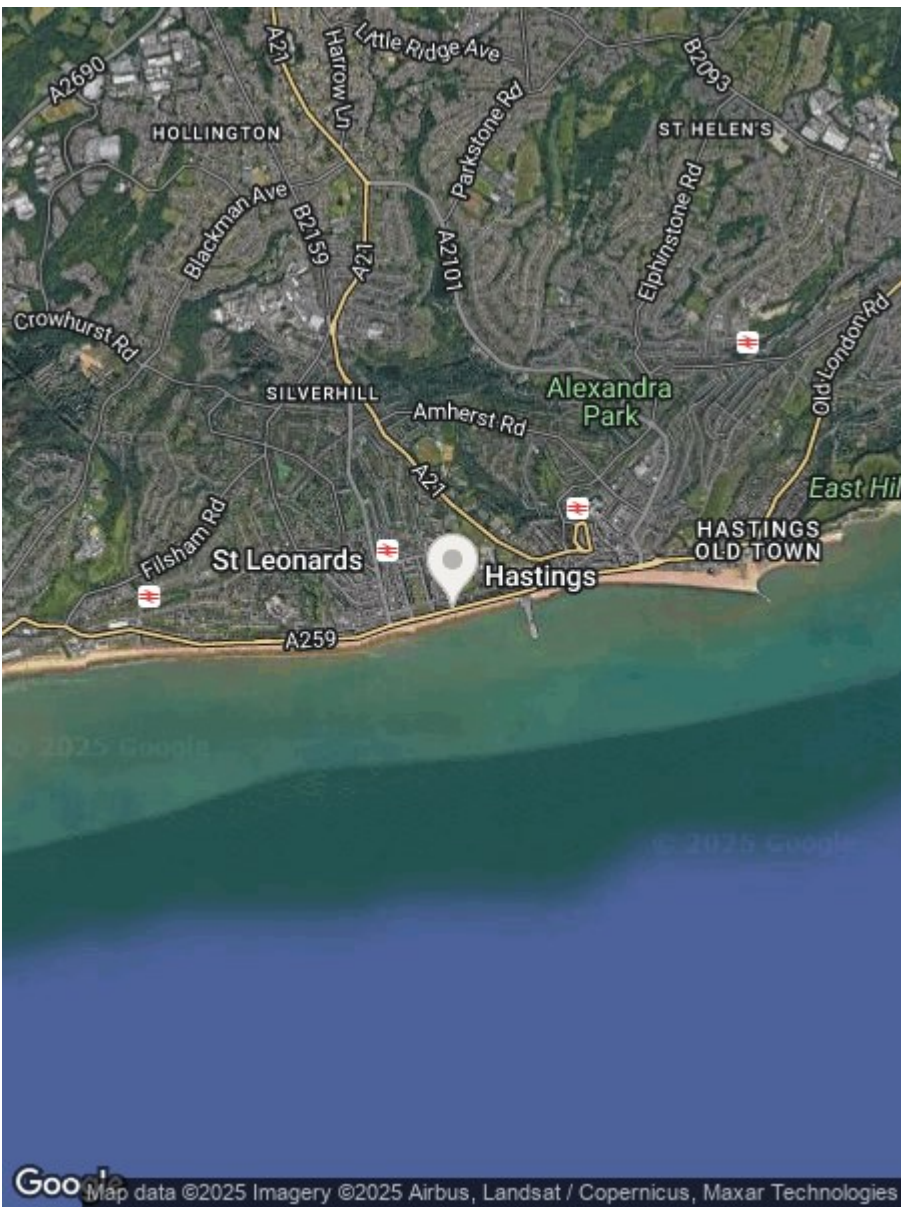
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**Approximate total area<sup>(1)</sup>**  
943.15 ft<sup>2</sup>  
87.62 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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