



**Ground Floor Flat, 2 North Street,  
St. Leonards-On-Sea, TN38 0EY  
£150,000 Leasehold**

Nestled in the charming area of St. Leonards-On-Sea, this delightful ground floor flat conversion on North Street offers a perfect blend of comfort and style. With one spacious bedroom and a well-appointed bathroom, this property is ideal for individuals or couples seeking a tranquil retreat by the coast. As you enter, you are welcomed by a bright and airy open plan kitchen and living room, featuring high ceilings that enhance the sense of space and light. This inviting area is perfect for both relaxation and entertaining, making it a wonderful place to unwind after a long day. The flat also boasts a lovely courtyard garden, providing a private outdoor space where you can enjoy the fresh air and sunshine. Whether you wish to cultivate your own plants or simply enjoy a morning coffee, this garden adds a delightful touch to the property. Situated in a popular location, this flat is chain free, making it an attractive option for those looking to move in without delay. St. Leonards-On-Sea is known for its vibrant community and proximity to the beautiful coastline, offering a range of local amenities, shops, and eateries just a short stroll away. This property presents an excellent opportunity for anyone looking to embrace coastal living in a charming and well-connected area. Don't miss your chance to make this lovely flat your new home.





**Approximate total area<sup>m</sup>**  
43.5 m<sup>2</sup>  
468 ft<sup>2</sup>

**Reduced headroom**  
0.6 m<sup>2</sup>  
7 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

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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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.

