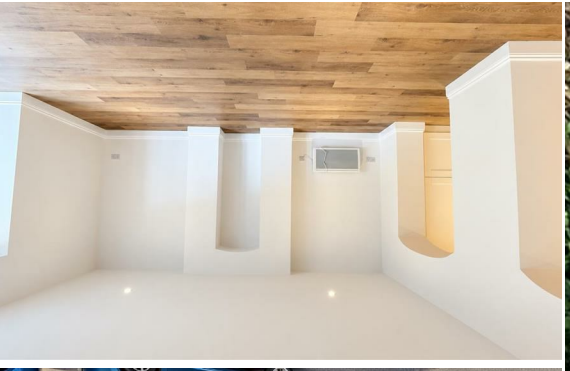
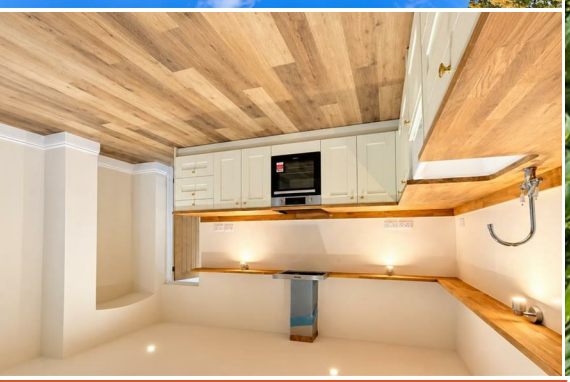








Rear Basement Flat 165 London Road, St Leonards on Sea, TN37 6LS

2 Bedrooms | 1 Receptions | 1 Bathrooms | 979.52 sq ft

JUST PROPERTY

£235,000

Leasehold

www.justproperty.net

FLOORPLANS

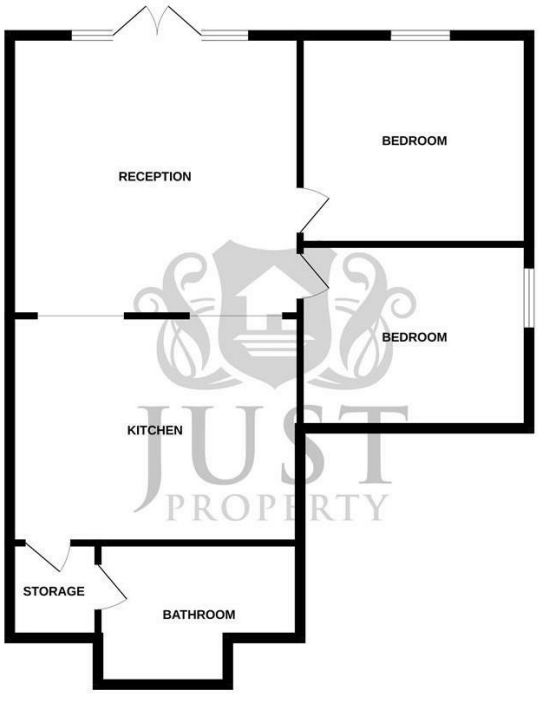
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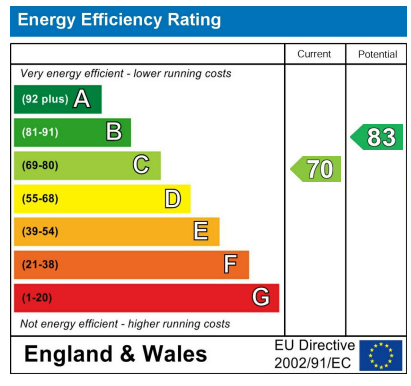






GROUND FLOOR





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Leasehold

£235,000









2 Bedrooms | 1 Receptions | 1 Bathrooms | 979.52 sq ft

PROPERTY DETAILS

Chain Free | Completely Refurbished | Private Rear Garden | Two Double Bedrooms

An excellent opportunity to acquire a chain-free and completely refurbished two-bedroom garden apartment, ideally situated on London Road in St Leonards-on-Sea.

Perfectly positioned opposite Gensing Gardens and within easy walking distance of the mainline railway station, the property is also close to the excellent range of independent shops, cafés, restaurants and the Kino cinema, making this a particularly convenient location for both everyday living and enjoying everything St Leonards has to offer.

The apartment has been comprehensively refurbished by the current owners and is presented in excellent order throughout. Access is via double doors into a spacious open-plan living area, which leads through to the brand-new fitted kitchen and dining space. There is also a useful storage/utility area and a newly refurbished bathroom.

The accommodation further comprises two good-sized double bedrooms, while efficient electric heating is provided throughout.

One of the property's real highlights is the private access to the side of the building, leading to the entire rear garden. The garden is a particularly good size and already benefits from a number of established plants and shrubs, together with areas of lawn. With some imagination and care, this could be transformed into a wonderful private garden and peaceful outdoor oasis.

The property also benefits from approximately 152 years remaining on the lease, a peppercorn ground rent and maintenance carried out on an as-and-when-required basis.

This is a superb opportunity for anyone looking for a beautifully refurbished home with its own private garden, in a highly convenient and increasingly popular St Leonards location.

Viewings are highly recommended and can be arranged exclusively through Just Property on 01424 444100.

ROOM DIMENSIONS

Private Side Access

Front Door

Lounge Area
16'2" x 15'7" (4.93 x 4.76)

Kitchen / Dining Area
16'2" s 12'7" (4.93 s 3.85)

Bedroom
12'8" x 11'7" (3.88 x 3.54)

Bedroom
12'8" x 10'2" (3.88 x 3.12)

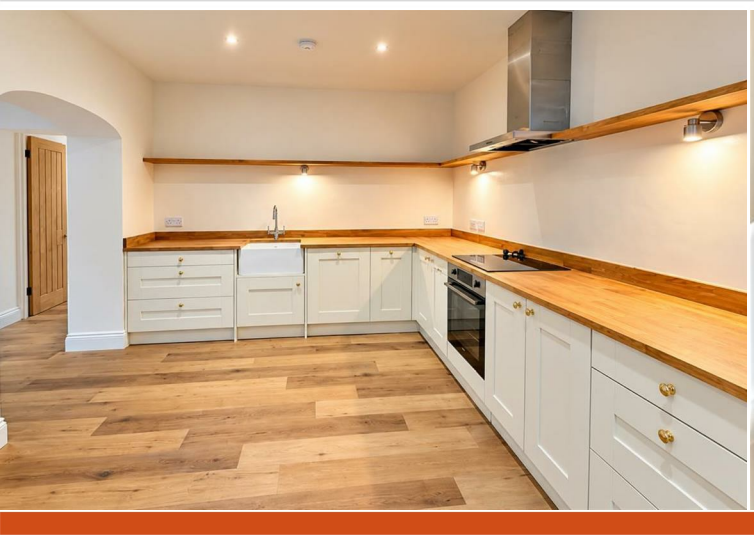
Storage / Utility Space

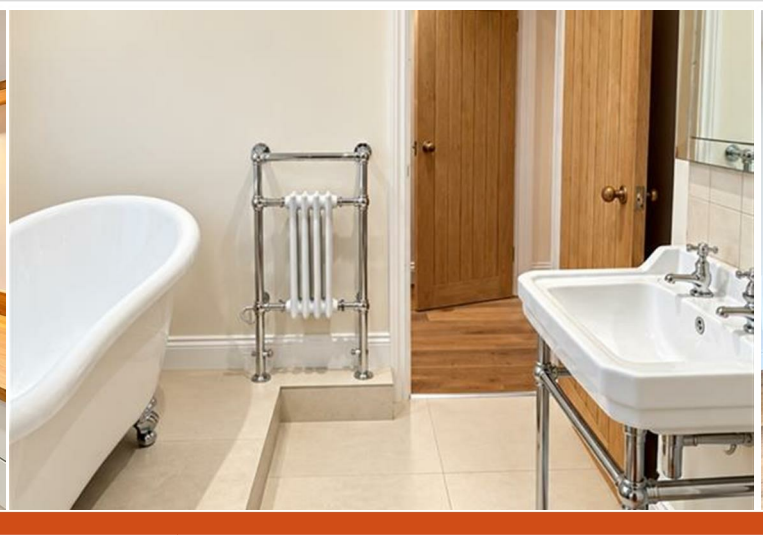
Bathroom

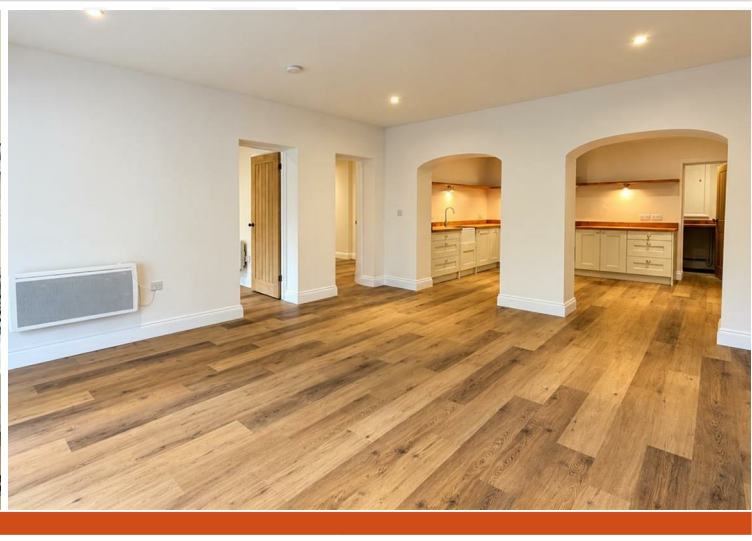
Whole Rear Garden

FEATURES

- Period Property
- Recently Renovated
- Open Plan Living Areas
- Two Double Bedrooms
- Large Private Rear Garden
- Private Entrance To Rear
- Walking Distance To Train Station and Seafront
- Shops and Buses Nearby
- CHAIN FREE







Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.