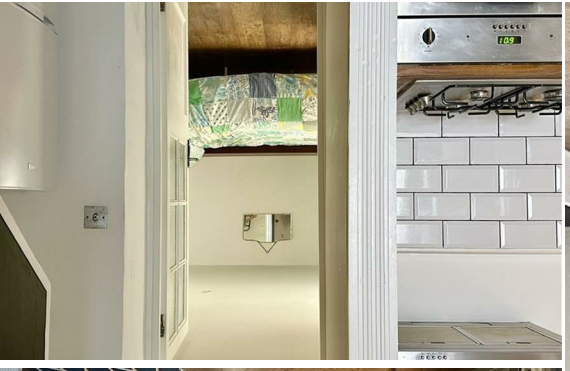
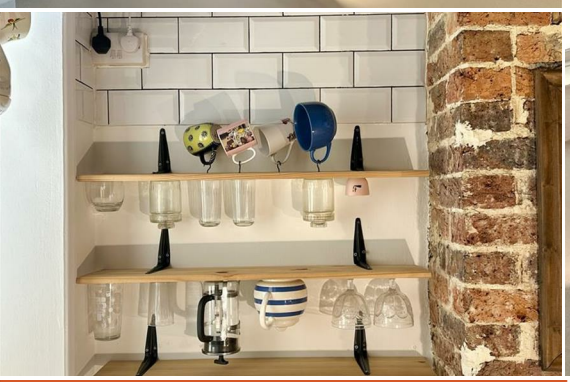









Ground Floor Flat 10 Western Road, St. Leonards-On-Sea, TN37 6DG




£139,950

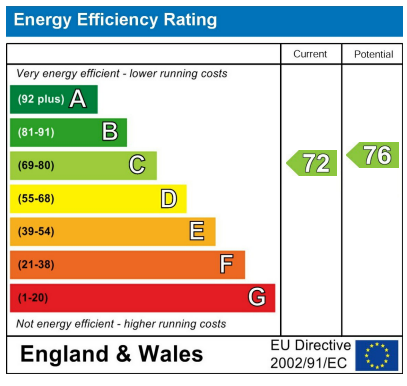
Leasehold - Share of Freehold

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# FLOORPLANS

Ground Floor Flat 10 Western Road, St. Leonards-On-Sea, TN37 6DG




While 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 - Share of Freehold

£139,950









1 Bedrooms | 1 Receptions | 1 Bathrooms | 462.85 sq ft

## PROPERTY DETAILS

Located in the heart of St. Leonards-On-Sea, this charming ground floor flat on Western Road offers a delightful living experience. With a well-designed layout spanning generous living space, this one-bedroom conversion flat is perfect for individuals or couples seeking a comfortable and convenient home.

Upon entering, you will find a welcoming reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The bedroom is thoughtfully sized, ensuring a peaceful retreat at the end of the day. The flat also features a modern bathroom, designed for both functionality and comfort.

One of the standout features of this property is its private courtyard garden, a rare find in a central location. This outdoor space offers a perfect spot for enjoying a morning coffee or unwinding in the fresh air, providing a lovely extension to your living area.

The flat's central location means you are just a stone's throw away from a variety of local amenities, including shops, cafes, and public transport links, making daily life both easy and enjoyable. Whether you are looking to explore the vibrant local community or simply enjoy the tranquillity of your own space, this property offers the best of both worlds.

In summary, this one-bedroom ground floor flat on Western Road is an excellent opportunity for those seeking a comfortable home in a prime location. With its private courtyard garden and proximity to amenities, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this delightful flat your new home.

To arrange access for a viewing, contact the vendors choice of sole agents, Just Property to see all this wonderful flat has to offer in person.

Council Tax Band - A

## ROOM DIMENSIONS

Building Front Door

Ground Floor Flat

Flat Front Door

Kitchen
9'10",124'8" x 10'4" (3,38 x 3.17)

Living Room
12'11" x 11'1" (3.94 x 3.39)

Doors Out To Rear Courtyard

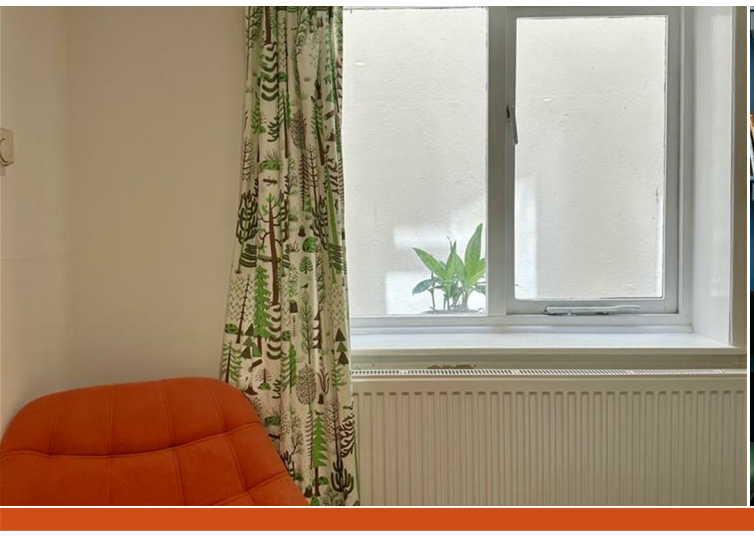
Bedroom
15'5" x 8'6" (4.70 x 2.60 )

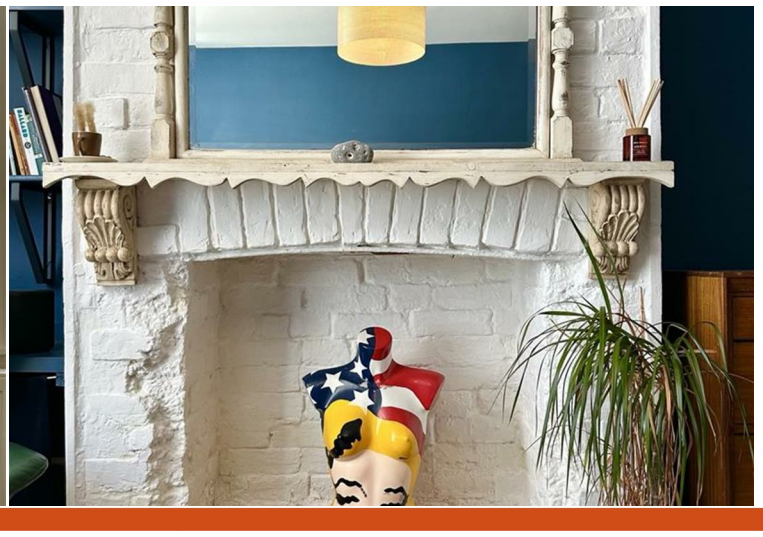
Shower Room
5'8" x 4'8" (1.74 x 1.44)

Central Location, Close To Amenities

## FEATURES

- Ground Floor Flat, With Private Courtyard Garden
- Chain Free Sale, All Viewers Welcomed
- One Double Bedroom, With Storage Cupboard
- Ideally Located Within Walking Distance Of Amenities
- Close To The Seafront & Train Links
- Council Tax Band - A
- Call Just Property To Arrange Access
- Viewing Considered Essential Via Just Property
- Refurbished Throughout, Character Included
- Popular Area, Ideal For Variety Of Buyers





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.