



## Tower Road West, St. Leonards-On-Sea TN38 0RG

Offers in excess of £200,000

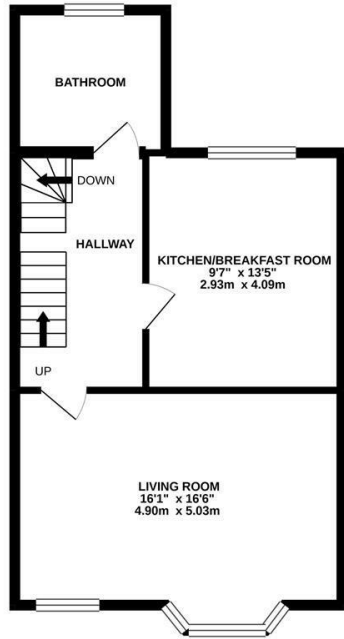


We adore this stylish THREE BEDROOM MAISONETTE which spans the upper floors of this attractive, period property. Ideally positioned only a short stroll from local shops, restaurants and St. Leonards mainline railway station it's perfectly placed for those who need to commute. The accommodation here is PRESENTED TO AN EXCELLENT STANDARD throughout to offer a BRIGHT LIVING SPACE measuring 16'6 x 16'1 with a feature fireplace and EXPOSED WOODEN FLOORING. The kitchen enjoys contemporary units, a rear aspect and there's plenty of SPACE FOR A BREAKFAST TABLE. There is also a well presented bathroom on this level, the bath has a shower and screen over. Sat on the upper floor are THREE BEDROOMS, two of which are generous double rooms, and there is an ADDITIONAL SHOWER ROOM. Featuring FAR REACHING VIEWS of the neighbouring area and a LONG LEASE this fantastic property would make the PERFECT FIRST TIME HOME.

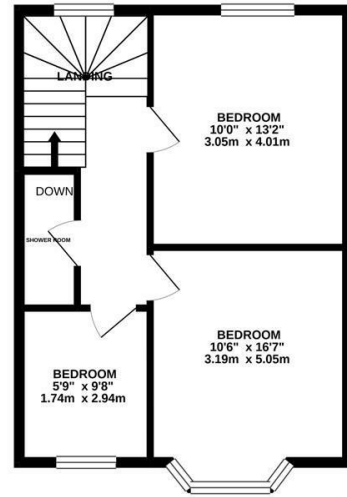
GROUND FLOOR  
52 sq.ft. (4.8 sq.m.) approx.



FIRST FLOOR  
529 sq.ft. (49.2 sq.m.) approx.



SECOND FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 1026 sq.ft. (95.3 sq.m.) approx.

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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