



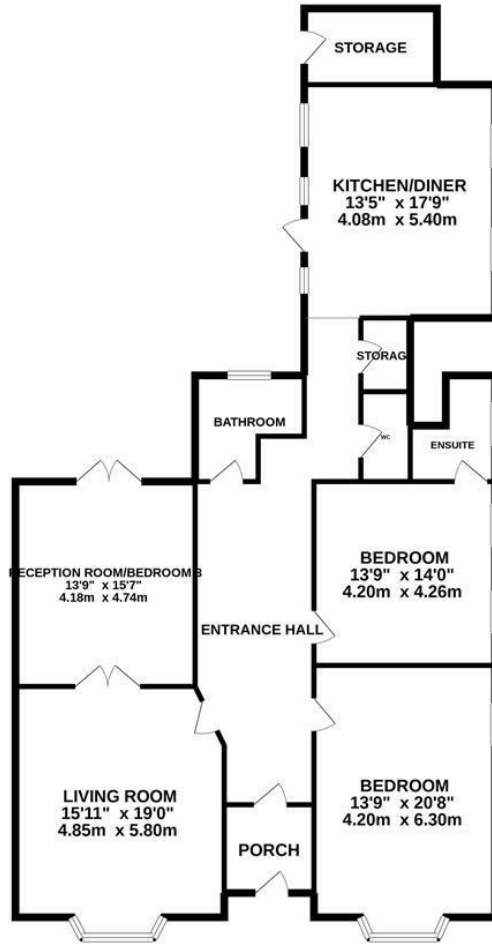
## Church Road, St. Leonards-On-Sea TN37 6EF

Offers in excess of £390,000



This exquisite THREE BEDROOM APARTMENT occupies the GROUND FLOOR of this handsome residence, welcomed by a PRIVATE ENTRANCE, a porch and a grand entrance hallway the double fronted accommodation here enjoys GRAND PROPORTIONS with a wealth of period features. The bay fronted living space offers high ceilings, FLOOR TO CEILING WINDOWS and a gorgeous fireplace with double doors leading to the third bedroom. This is currently arranged as an additional reception area with patio doors leading out to a PRIVATE AREA OF GARDEN, there is also a further area of lawned communal gardens. The generous EAT IN KITCHEN sits at the rear of the property, measuring 17'9 x 13'5 it enjoys a dual aspect, a handy storage cupboard, cloakroom and a door leading outside. There are two well proportioned double bedrooms, one with an EN-SUITE SHOWER ROOM and there is also a full family bathroom. Ideally positioned a short stroll from the hub of St. Leonards On Sea and Warrior Square railway station this fantastic apartment offers the perfect space for seaside living. The property is being sold with a SHARE OF FREEHOLD & LONG LEASE.

GROUND FLOOR  
1737 sq.ft. (161.4 sq.m.) approx.



TOTAL FLOOR AREA : 1737 sq.ft. (161.4 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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