



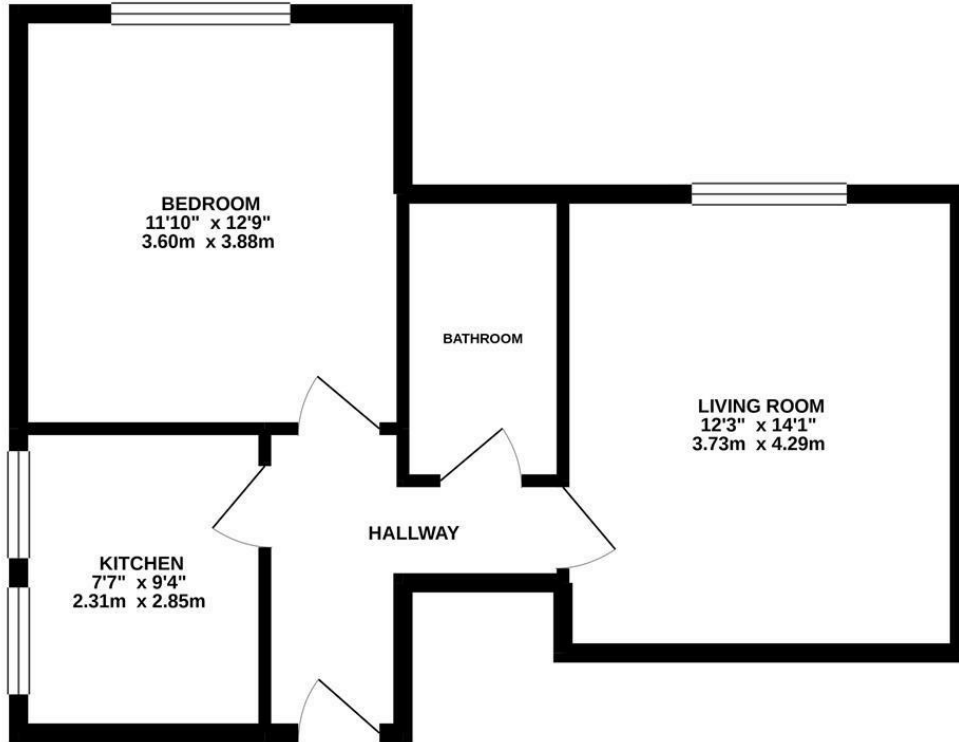
## Cloudesley Road, St. Leonards-On-Sea TN37 6JW

Offers in excess of £85,000



One bedroom apartment set on the first floor of this period building. Located just a short stroll from the hub of St. Leonards it's IDEALLY POSITIONED for access to the mainline railway station, local shops and the beach. The accommodation here enjoys HIGH CEILINGS and large windows, the living space enjoys a rear aspect with a GREEN OUTLOOK across the neighbouring area. There is a separate, WELL PROPORTIONED KITCHEN and a double bedroom served by the bathroom. There is allocated OFF ROAD PARKING to the front of the property and the lease is approximately 68 years, the cost to extend the lease term is £15,000.

**GROUND FLOOR**  
491 sq.ft. (45.6 sq.m.) approx.



**TOTAL FLOOR AREA : 491 sq.ft. (45.6 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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