



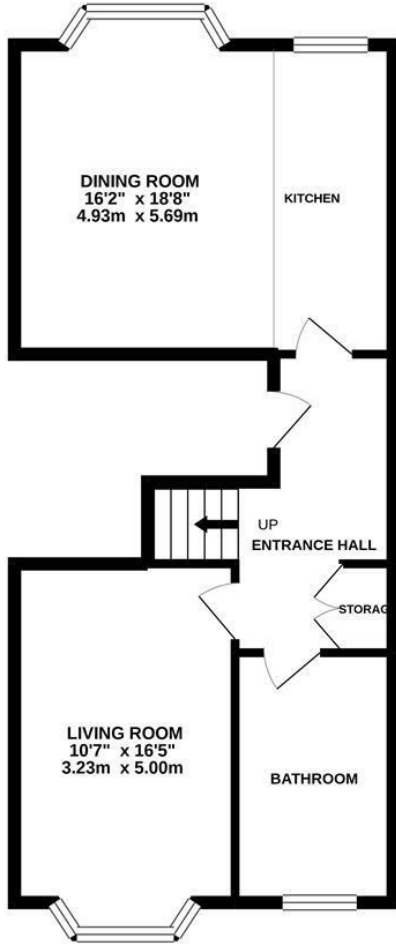
Edward Road, St. Leonards-On-Sea TN37 6ES

Offers in excess of £265,000

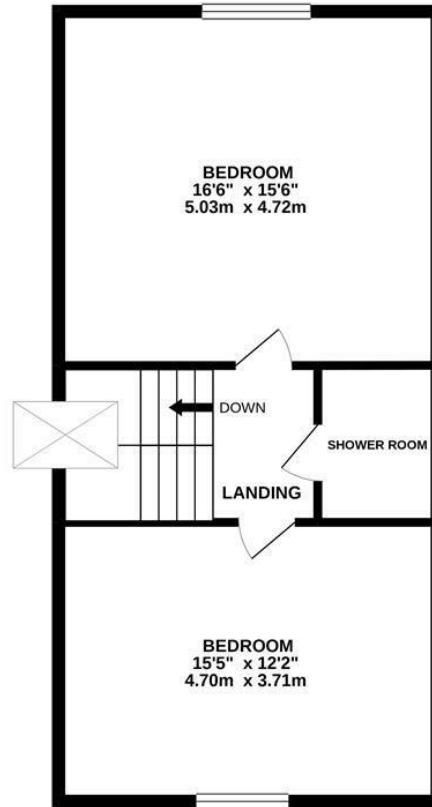


This spacious TWO BEDROOM MAISONETTE showcases stunning PANORAMIC SEA VIEWS from Hastings castle across to Beachy Head. The charming accommodation here is beautifully presented throughout spanning the UPPER TWO STOREYS of this attractive residence, offering GENEROUS PROPORTIONS and a wealth of ORIGINAL FEATURES. The OPEN PLAN KITCHEN AND DINING space benefits from a large bay window framing the GORGEOUS SOUTHERLY ASPECT and there is a separate living room. There is also a family bathroom on this level with a bath and a shower over. On the upper floor there are TWO WELL PROPORTIONED DOUBLE BEDROOMS and an additional shower room. The open landing features a LARGE SKY LIGHT and floor to ceiling book shelves. Located just a short stroll from the hub of St. Leonards On Sea it's ideally placed to enjoy LIFE BY THE SEA and the independent stores, restaurants and mainline railway station that St. Leonards has to offer. Being sold with a LONG LEASE it's not to be missed.

SECOND FLOOR
568 sq.ft. (52.8 sq.m.) approx.



THIRD FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 1156 sq.ft. (107.4 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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