



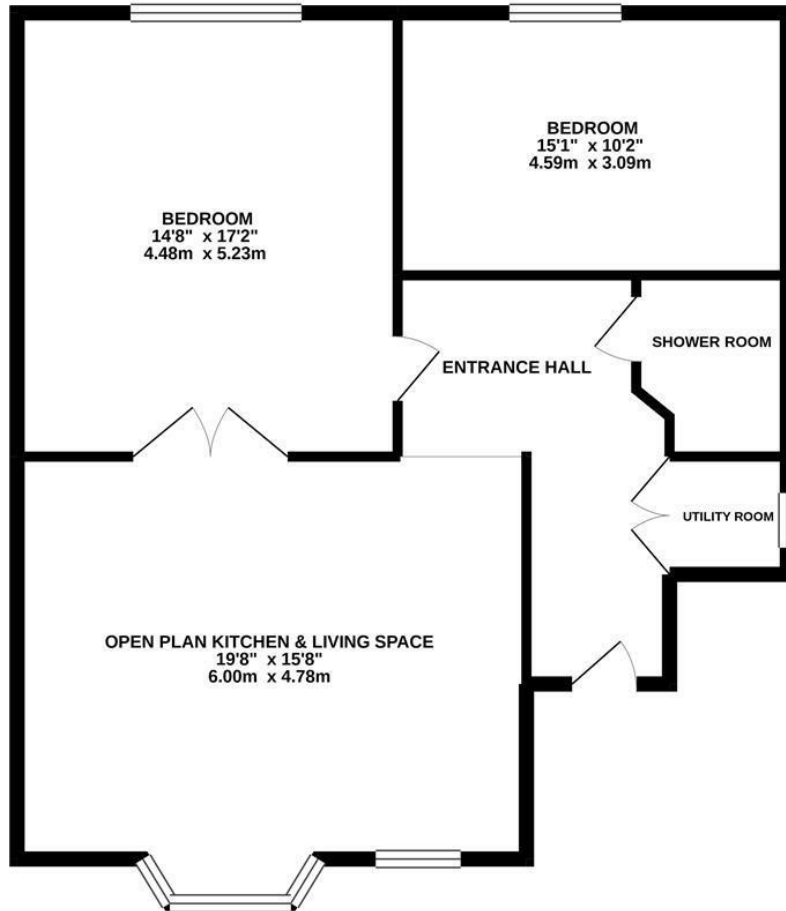
## Church Road, St. Leonards-On-Sea TN37 6EE

Offers in excess of £250,000



Exquisite two bedroom, apartment set on the GROUND FLOOR of this attractive residence set just a short stroll from the hub of St. Leonards On Sea, right around the corner from the mainline railway station and range of artisan shops and eateries. There is a LARGE AND WELCOMING ENTRANCE HALL leading to the well designed accommodation where there is a SPECTACULAR OPEN PLAN LIVING SPACE with a large bay window and a FREESTANDING KITCHEN. Large, original double doors lead through to the main bedroom which measures 17'2 x 14'8 and enjoys a large rear facing window and a stunning MARBLE FIREPLACE. The well proportioned second bedroom also enjoys a rear aspect, there is a stylish shower room and a separate utility room both accessed via the hallway. The thought and detail that has been exercised in the restoration here is evident throughout with GRAND PROPORTIONED ROOMS creating an ELEGANT FEEL. Being sold with a NEW LEASE this fantastic property would make an IDYLIC SEASIDE RETREAT.

GROUND FLOOR  
896 sq.ft. (83.3 sq.m.) approx.



TOTAL FLOOR AREA : 896 sq.ft. (83.3 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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