



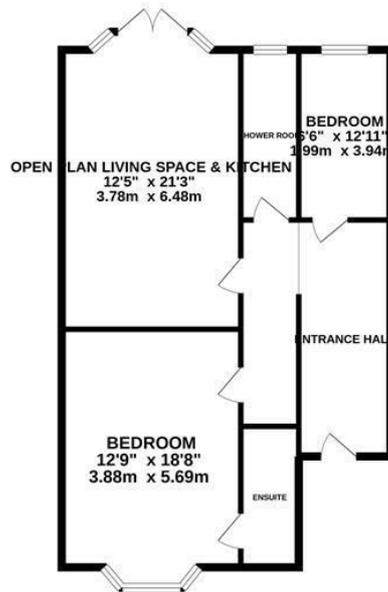
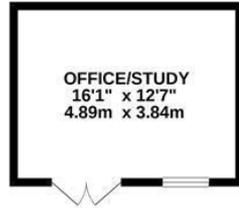
## London Road, St. Leonards-On-Sea TN37 6AU

Offers in excess of £245,000



Beautifully presented two bedroom GARDEN APARTMENT set in a central St. Leonards location. It's ideally positioned just a short stroll from the seafront, beach and vibrant hub where there are a range of independent stores, eateries and mainline railway stations. The accommodation here enjoys a bright OPEN PLAN LIVING SPACE with a fitted CONTEMPORARY KITCHEN and double doors leading out to the private rear garden. There are two double bedrooms along with a family bathroom. The master bedroom measures 12'9 x 18'8 and benefits from an EN-SUITE SHOWER ROOM. The rear garden is mostly laid to lawn and features a DETACHED STUDIO which measures 16' x 12'7 with power and lighting which creates the perfect space as a HOME OFFICE. Presented to an excellent standard throughout and GENEROUS PROPORTIONS this fantastic property is not to be missed.

GROUND FLOOR  
1034 sq.ft. (96.0 sq.m.) approx.



TOTAL FLOOR AREA : 1034 sq.ft. (96.0 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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