

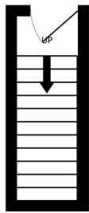
Southwater Road, St. Leonards-On-Sea TN37 6JR

Offers in excess of £250,000

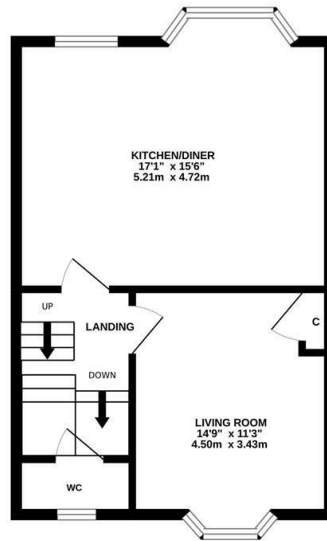


An EXCEPTIONALLY SPACIOUS two bedroom MAISONETTE, spanning the entirety of the FIRST AND SECOND FLOOR of this attractive period residence. It's enviably located in a leafy St. Leonards location, a short walk from Gensing Gardens and the seafront. The hub of St. Leonards-On-Sea is easily accessible on foot and offers a collection of local independent shops, antique stores, eateries and a mainline railway station with connections to London. The accommodation here enjoys impressive proportions, you enter in to a welcoming entrance hall with a handy CLOAKROOM on the half landing, there is a BRIGHT LIVING ROOM to the rear of the property with a BAY WINDOW, built-in storage cupboard and FEATURE FIREPLACE. There is a separate fitted EAT-IN KITCHEN, measuring an impressive 17'1 x 15'6 with MODERN HIGH GLOSS UNITS, providing ample storage and worktop space, plus INTEGRATED APPLIANCES, whilst offering room for a full dining table, enjoying a FREESTANDING ISLAND and bay window framing a front aspect. The TWO GENEROUS DOUBLE BEDROOMS span the second floor both enjoying ORIGINAL FIREPLACES and BUILT-IN STORAGE, together with a family bathroom where there is a bath and separate shower enclosure. Externally there is a FRONT COURTYARD GARDEN private to this property. Being sold with a SHARE OF FREEHOLD and NO ONWARD CHAIN, this fantastic property would make the perfect first time home or seaside retreat.

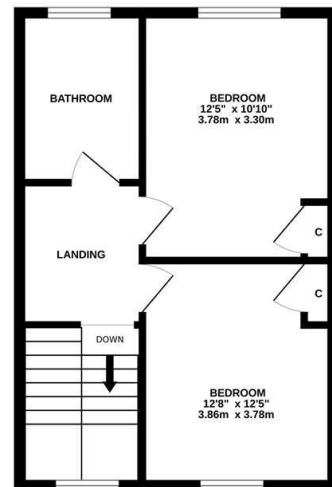
GROUND FLOOR
38 sq.m. (50 sq.ft.) approx.



FIRST FLOOR
428 sq.m. (558 sq.ft.) approx.



SECOND FLOOR
406 sq.m. (527 sq.ft.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 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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