



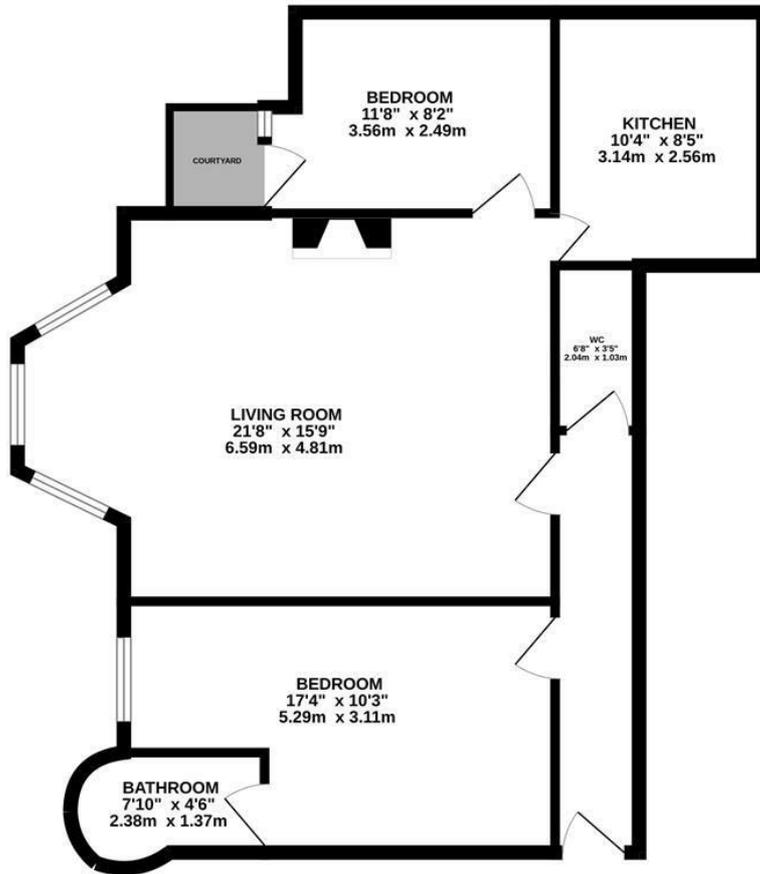
## Highlands Gardens, St. Leonards-On-Sea TN38 0HT

Offers in excess of £270,000



A deceptively spacious TWO BEDROOM APARTMENT spanning the LOWER GROUND FLOOR of this ATTRACTIVE PERIOD BUILDING. Set in a highly desired and leafy location this fantastic property is ideally placed within walking distance of the beach and for access to the hub of St. Leonards On Sea where there are a range of eateries, local shops and a mainline railway station with connections to London. The accommodation here comprises of a large BAY FRONTED LIVING ROOM which measures an impressive 21'8 x 15'9, leading through to the FITTED KITCHEN enjoying ample storage and worktop space. The primary bedroom is a generous double room and benefits from access to the bathroom with a bath and shower over. The second bedroom is positioned at the rear of the property and enjoys access to the PRIVATE COURTYARD GARDEN. There is an additional separate W/C in the entrance hall. Externally there are COMMUNAL GARDENS to the front of the property perfect for DINING AL-FRESCO and allocated OFF ROAD PARKING. This fantastic property would make the PERFECT SEASIDE RETREAT and is not to be missed.

GROUND FLOOR  
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA: 743 sq.ft. (69.0 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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