

# MADE



25 Magdalen Road, St Leonards TN37 6EP

£225,000



A bright and spacious ground floor ONE BEDROOM APARTMENT with a PRIVATE GARDEN situated in a sought after LEAFY ST LEONARDS SETTING. Occupying an idyllic spot just a short walk from the seafront, it's enviably placed for life by the coast with the hub of St. Leonards-On-Sea close by offering a collection of local shops, eateries, galleries and two mainline railway stations with connections to London. The accommodation here offers HUGE SCOPE FOR POTENTIAL and is arranged as a BRIGHT LIVING ROOM positioned at the front of the property which measures an impressive 16'2 x 12'3, the separate kitchen benefits from access to the garden. There is a WELL-PROPORTIONED bedroom which enjoys rear aspect views with a floor to ceiling BAY WINDOW and a shower room. Externally the rear garden provides a large expanse of lawn. Being sold with a new 999 YEAR LEASE and a SHARE OF FREEHOLD this fantastic property is not to be missed.

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