



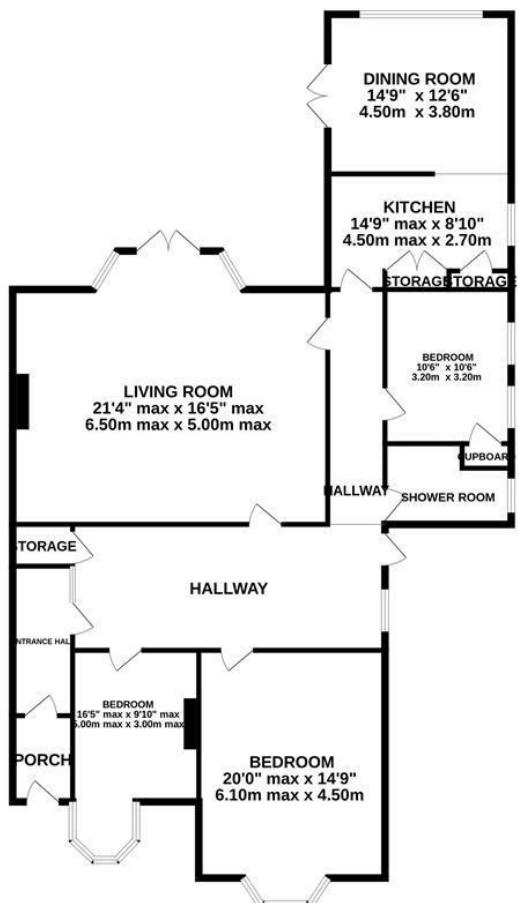
**Boscobel Road, St. Leonards-On-Sea TN38 0LX**

**Offers in excess of £525,000**



A substantial THREE BEDROOM ground floor apartment with a PRIVATE GARDEN and OFF ROAD PARKING situated in a sought after, leafy St. Leonards setting. It's positioned just a SHORT STROLL FROM THE SEAFRONT. Warrior Gardens, local shops and the mainline railway station with connections to London. Accessed via a PRIVATE ENTRANCE the handsome accommodation here enjoys GENEROUS PROPORTIONS which are incomparable, the living room measures an impressive 21'4 x 16'5 and benefits from access out to the garden and an original Rojo Bilbao marble fireplace with a newly fitted PARKRAY WOOD BURNING STOVE. The bright, OPEN PLAN KITCHEN is fitted with a new Smeg range cooker and offers plenty of space for a full dining table along with double doors leading out to the garden. There are three generous double bedrooms along with a STYLISH SHOWER ROOM. The rear garden is a particular feature here, it's mainly laid to lawn with an area of patio off of the dining space making this the perfect place to DINE AL FRESCO. There is also a handy garden shed with electricity which would make the perfect home office or studio space while to the front of the property there is a DRIVEWAY providing off road parking for multiple vehicles. Being sold with a SHARE OF FREEHOLD and a WEALTH OF ORIGINAL FEATURES this fantastic property would make the PERFECT SEASIDE RETREAT.

GROUND FLOOR  
1788 sq.ft. (166.1 sq.m.) approx.



TOTAL FLOOR AREA: 1788 sq.ft. (166.1 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. The floorplan is for guidance only and must not 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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