



Church Road, St. Leonards-On-Sea TN37 6EF

Offers in excess of £275,000



A SPACIOUS two bedroom GARDEN APARTMENT with a private entrance, spanning the entirety of the LOWER GROUND 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. Accessed via a PRIVATE ENTRANCE the accommodation here enjoys generous proportions, you enter in to the EAT-IN KITCHEN with CONTEMPORARY SHAKER STYLE UNITS, providing ample storage and worktop space, plus INTEGRATED APPLIANCES, offering room for a full dining table. Opening into the bright living room which measures an impressive 19'2 x 14'1 with a patio door giving access to the garden. There are TWO DOUBLE BEDROOMS, with the primary bedroom benefitting from BUILT-IN STORAGE and a BAY WINDOW, together with a family bathroom where there is a CORNER BATH with shower and screen over. Externally the PRIVATE REAR GARDEN is a particular feature here having been paved to create a low maintenance space, there is an area of DECKING ideal for dining al fresco with raised flower beds. Being sold with a SHARE OF FREEHOLD this fantastic home would make the perfect FIRST TIME HOME or SEASIDE RETREAT and is not to be missed.

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Approximate Gross Internal Floor Area
849 sq. ft / 78.87 sq. m

