







Magdalen Road, St Leonards TN37 6EP

Offers in excess of £135,000

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A light and beautifully proportioned HALL FLOOR APARTMENT with potential to create a PRIVATE BALCONY area situated in this hugely desirable 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 AND 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 balcony space which a enjoys a sunny aspect outlook. There is a WELL-PROPORTIONED double bedroom which enjoys rear aspect views with a floor to ceiling BAY WINDOW and a shower room. Being sold with a new 999 YEAR LEASE and a SHARE OF FREEHOLD this fantastic property is not to be missed.

GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 550 sq.ft. (51.1 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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