



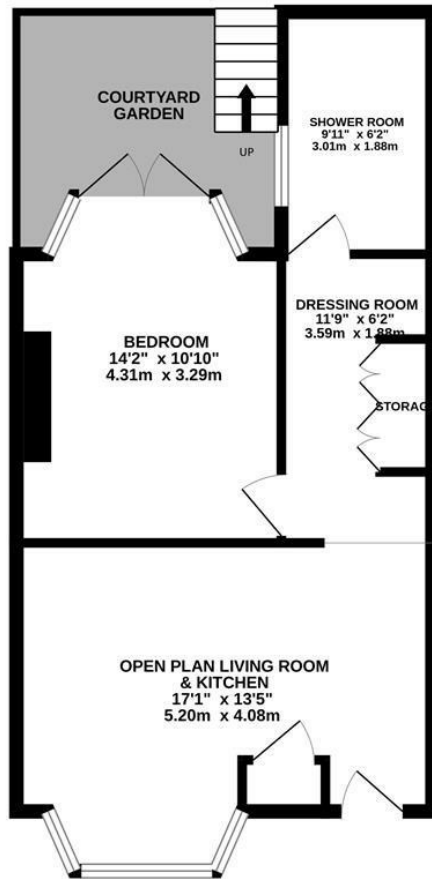
## Southwater Road, St. Leonards-On-Sea TN37 6JR

Offers in excess of £170,000



A beautifully presented ONE BEDROOM GARDEN APARTMENT spanning the LOWER GROUND FLOOR of this NEWLY REFURBISHED PERIOD BUILDING in the heart of St Leonards On Sea. It's within walking distance to the seafront, independent shops and restaurants on Kings Road and Norman Road and St. Leonards mainline railway station which benefits from connections to London stations. Accessed via a PRIVATE ENTRANCE, the accommodation here is arranged as a BAY FRONTED LIVING SPACE which is open to the STYLISH FITTED KITCHEN housing ample storage and integrated appliances including a fridge/freezer, oven and hob. The double bedroom is positioned at the rear of the property benefitting from double doors leading to the COURTYARD GARDEN where there is plenty of room for a bistro table and chairs. There is also a MODERN SHOWER ROOM along with handy BUILT-IN STORAGE and a utility space. Being sold with NO ONWARD CHAIN and a SHARE OF FREEHOLD this fantastic property would make the PERFECT FIRST TIME HOME or seaside retreat and is not to be missed.

LOWER GROUND FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 473 sq.ft. (43.9 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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