







Bohemia Road, St. Leonards-On-Sea TN37 6RQ

£300,000

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An impressive period FREEHOLD property situated in a popular high street location on BOHEMIA ROAD, close to Silverhill the property enjoys busy passing footfall and convenient public transport links. Ideal for those looking for a home and income or an appealing investment the building is enviably positioned, equidistant to Hastings Town centre and the bustling hub of St. Leonard's On Sea. Internally the property offers a versatile layout and SPACIOUS ACCOMMODATION arranged as a good-sized COMMERCIAL UNIT with large window displays, a private office space, a cloakroom/w.c. On the ground floor there's also a SELF-CONTAINED ONE BEDROOM APARTMENT that would benefit from cosmetic updating and boasts a large living space, a separate kitchen and small private REAR GARDEN. The upper floors provide a self-contained, two storey maisonette with bright and spacious accommodation currently arranged as living room, separate kitchen, TWO DOUBLE BEDROOMS and a family bathroom. The property offers HUGE SCOPE to create a property to suit your needs and will be sold with NO ONWARD CHAIN and VACANT POSSESSION therefore this fantastic property would make a wonderful investment and is not to be missed.

GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.

1ST FLOOR
486 sq.ft. (45.1 sq.m.) approx.

2ND FLOOR
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 1573 sq.ft. (146.1 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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