



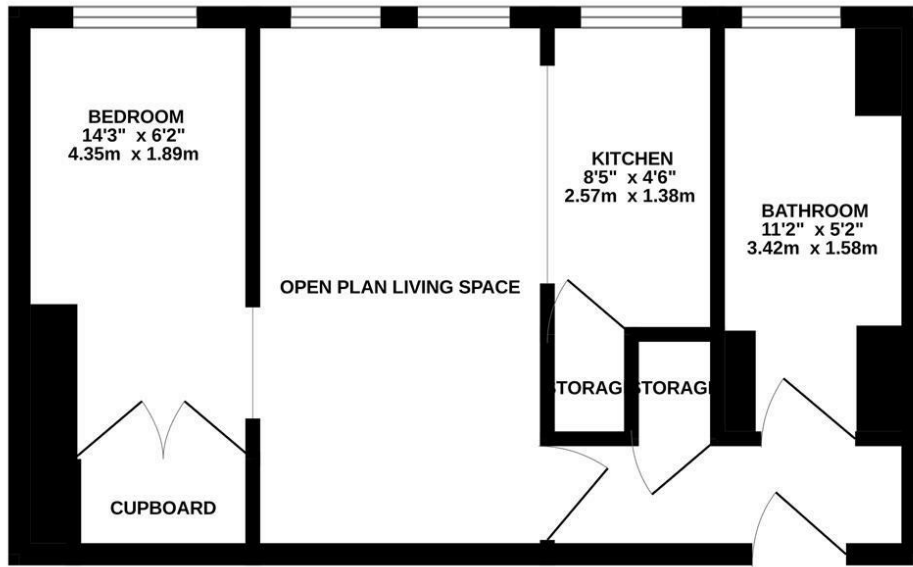
Charles Road, St. Leonards-On-Sea TN38 0QD

Offers in excess of £100,000



A bright STUDIO APARTMENT with COMMUNAL GARDENS located in a leafy St. Leonards setting adjacent to Gensing Gardens. It's just a short stroll from the hub of St. Leonards On Sea where there are a range of local stores, award winning eateries, the beach and a mainline railway station with connections to London. Positioned on the second floor of this period building, the accommodation here is accessed through an ENTRANCE HALL with BUILT-IN STORAGE and comprises of a FRONT ASPECT OPEN PLAN LIVING KITCHEN which enjoys original sash windows, and a MODERN FITTED KITCHEN. It leads through to the DOUBLE BEDROOM which has BUILT-IN STORAGE. The bathroom benefits from a bath with shower over. Externally the property enjoys COMMUNAL GARDENS which offers an area of patio followed by an EXPANSE OF LAWN. This fantastic property would make the PERFECT FIRST TIME HOME or seaside retreat.

GROUND FLOOR
322 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 322 sq.ft. (30.0 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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