



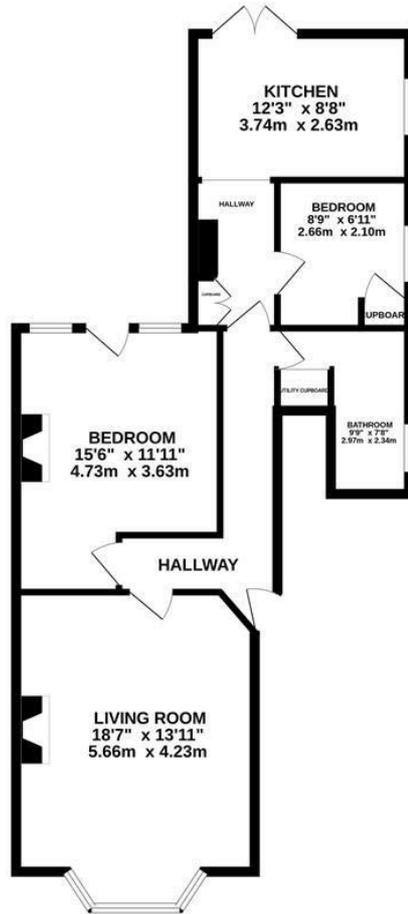
## Sedlescombe Road South, St Leonards-On-Sea TN38 0TB

Offers in excess of £350,000



Exquisite two bedroom GARDEN APARTMENT with OFF ROAD PARKING. It's located in a sought after, LEAFY ST. LEONARDS SETTING within walking distance to local shops and close proximity of the hub of St. Leonards On Sea where there are a range of independent shops, award winning eateries and two mainline railway stations with connections to London. Relishing a WEALTH OF CHARACTER FEATURES including sash windows, original fireplaces, high ceilings and floorboards, the accommodation spans the WHOLE GROUND FLOOR of this attractive BAY FRONTED RESIDENCE. Enjoying a welcoming hallway leading to a GRAND LIVING ROOM which measures 18'7 x 13'11, offering plenty of room for a full dining table, with an ORIGINAL FIREPLACE. The contemporary fitted kitchen/breakfast room sits at the rear, with ample storage and worktop space, plus a BREAKFAST BAR and double doors to the back garden. The bright principle bedroom benefits from a fireplace and garden access, with the second bedroom having built-in storage, together with a stylish shower room with a large SHOWER ENCLOSURE, bidet and a UTILITY CUPBOARD. The

GROUND FLOOR  
740 sq.ft. (68.8 sq.m.) approx.



TOTAL FLOOR AREA : 740 sq.ft. (68.8 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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