



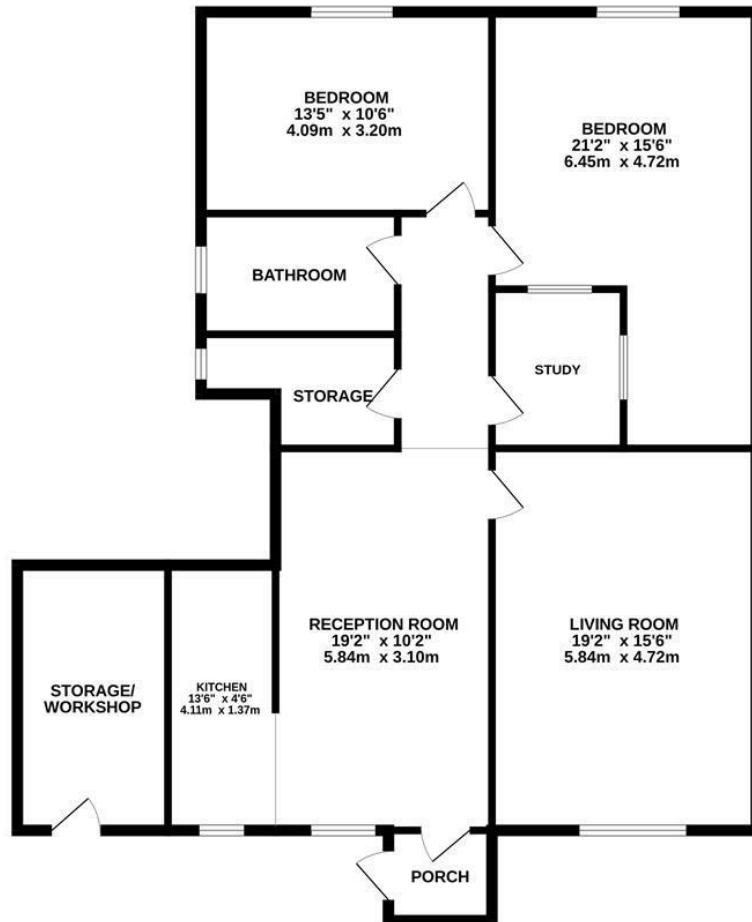
## The Uplands, St. Leonards-On-Sea TN38 0HL

Offers in excess of £325,000



An impressive two bedroom GARDEN APARTMENT positioned in one of St. Leonards most sought after addresses. It's enviably placed within walking distance to St. Leonards gardens, the beach and the hub of St. Leonards On sea which offers a collection of independent stores, galleries, award winning restaurants and a mainline railway station with connections to London. Accessed via a PRIVATE ENTRANCE and spanning the lower floor of this attractive Grade II listed residence this spacious property enjoys a VERSATILE LAYOUT which is arranged as a large dining room which is open to the galley kitchen. There is a SPACIOUS LIVING ROOM which enjoys an outlook of the private garden, a SEPARATE STUDY and large storage cupboard with a window. Both bedrooms are well proportioned double rooms and there is a large family bathroom. Externally the PRIVATE REAR GARDEN provides a tranquil space to dine al-fresco and there is an EXTERNAL STORAGE CUPBOARD which subject to necessary consent could provide additional accommodation. Enjoying a private garden and unrivalled setting this RARELY AVAILABLE property is not to be missed.

LOWER GROUND FLOOR  
1317 sq.ft. (122.3 sq.m.) approx.



TOTAL FLOOR AREA : 1317 sq.ft (122.3 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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