



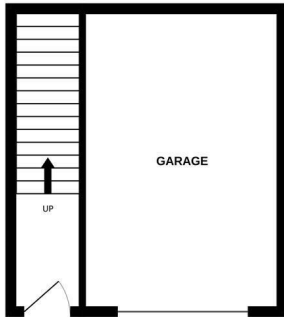
## Wesley Salmon Close, St. Leonards-On-Sea TN38 0GE

Offers in excess of £200,000

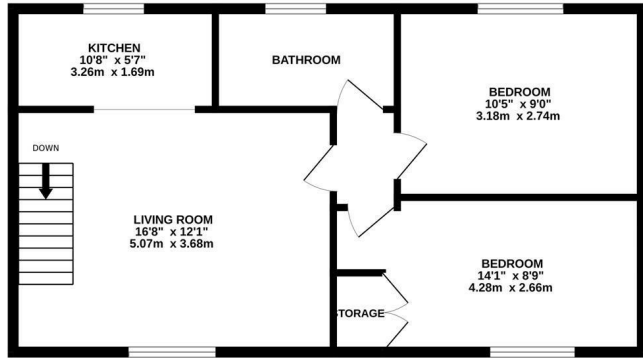


A bright and spacious two bedroom COACH HOUSE STYLE APARTMENT with off road parking and a garage. It's enviably positioned in a quiet, residential location in WEST ST. LEONARDS within easy reach of a local shop and good transport links. Accessed via a PRIVATE ENTRANCE the accommodation here benefits from generous proportions, the OPEN PLAN LIVING SPACE offers ample room for a dining table and is open to the modern fitted kitchen to create a sociable setting. There are TWO DOUBLE BEDROOMS together with a large family bathroom which is fitted with a shower over the bath. Externally there is a private area of garden which is accessed via a gate to the side of the property and wraps around to the rear. At the front of the house there is off road parking for one vehicle and access to the GARAGE. Being sold with NO ONWRD CHAIN and the added benefit of the FREEHOLD for the whole building, this fantastic property would make the perfect first time home.

GROUND FLOOR  
242 sq.ft. (22.4 sq.m.) approx.



FIRST FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.4 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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