



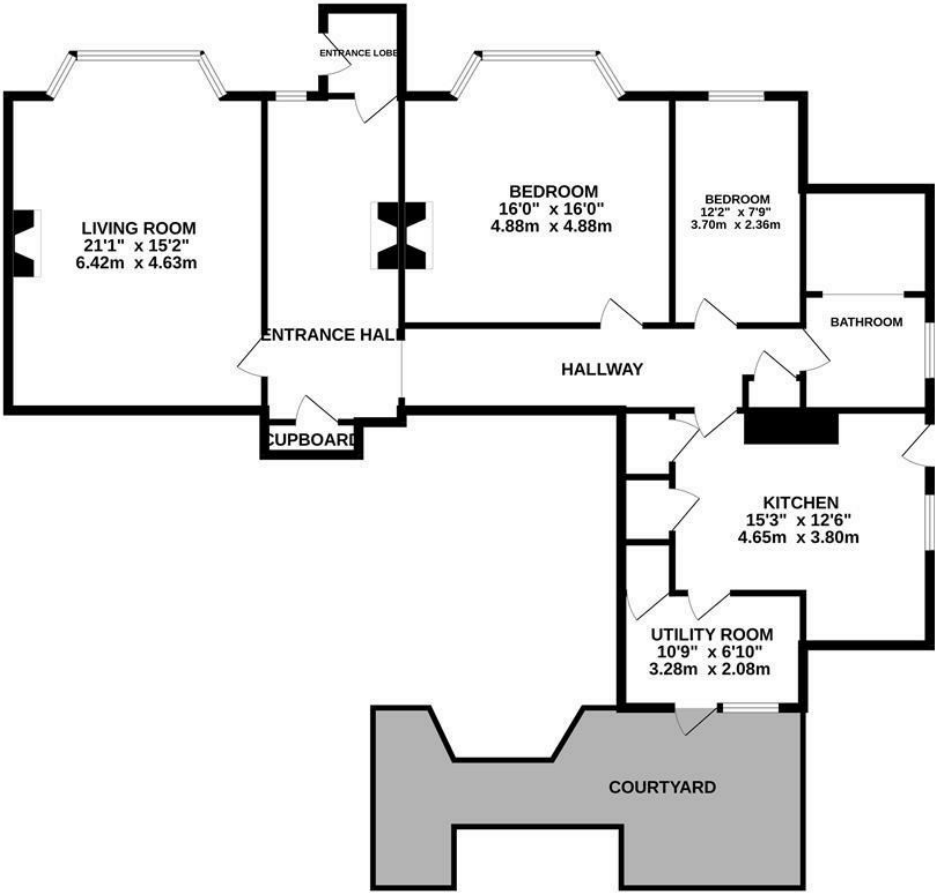
## Anglesea Terrace, St. Leonards-On-Sea TN38 0QT

Offers in excess of £400,000



An extremely spacious TWO BEDROOM GARDEN APARTMENT spanning the LOWER GROUND FLOOR of this attractive residence in a LEAFY ST LEONARDS street, adjacent to Gensing Gardens. It's ideally located just a short stroll from the hub of St. Leonards which offers a collection of local independent shops, antique stores, award winning eateries and access to the beach making it perfectly placed for LIFE BY THE SEA. If you fancy venturing further afield Warrior Square mainline railway station benefits from connections to London in just over 1 hour and 20 minutes. Offering a VERSATILE LAYOUT and a wealth of original features the accommodation here can be accessed via two PRIVATE ENTRANCES, it's arranged as a BAY FRONTED LIVING ROOM which measures an impressive 21'1 x 15'2 providing plenty of room for a dining table to create the ideal sociable setting while the LARGE KITCHEN is separate, featuring a WOOD BURNING STOVE and industrial stainless steel units. There is also an ADJOINING UTILITY ROOM which gives access to the rear courtyard garden which houses a handy storage cupboard. The two bedrooms are both positioned at the front of the property together with a family bathroom where there is a freestanding, CLAWFOOT BATHTUB. To the front of the property there is an area of courtyard followed by a raised level of garden. Being sold with NO ONWARD CHAIN this fantastic property is not one to be missed.

LOWER GROUND FLOOR  
1324 sq.ft. (123.0 sq.m.) approx.



TOTAL FLOOR AREA: 1324 sq.ft. (123.0 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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