

# MADE



41a Church Road  
, St. Leonards-On-Sea, TN37 6HB  
**Offers in excess of £300,000**





## 41a Church Road

, St. Leonards-On-Sea, TN37 6HB

A beautifully presented two bedroom GARDEN APARTMENT occupying a leafy St. Leonards location within walking distance of local shops and equidistant to Hastings Town centre and the hub of St. Leonards On Sea, both with mainline railway stations and connections to London. Accessed via a PRIVATE ENTRANCE the accommodation here has UNDERGONE TOTAL RESTORATION offering a stylish and well proportioned space. The living room enjoys a feature fireplace and a LARGE BAY WINDOW with double doors opening out to the PRIVATE REAR GARDEN, it leads through to the kitchen which benefits from a bright dual aspect, a WALK-IN PANTRY and is fitted with BESPOKE AND LOCALLY MADE SOLID WOOD KITCHEN UNITS with an lve range oven and open shelving. There are two generous bedrooms together with a luxury bathroom where there is a roll top bath. The large utility room with plumbing for utilities is accessed via the second bedroom. The garden features a decked area which provides an idyllic spot to dine al-fresco with steps down to an expanse of lawn, enjoying a Westerly aspect it's perfectly positioned to enjoy the afternoon sun.

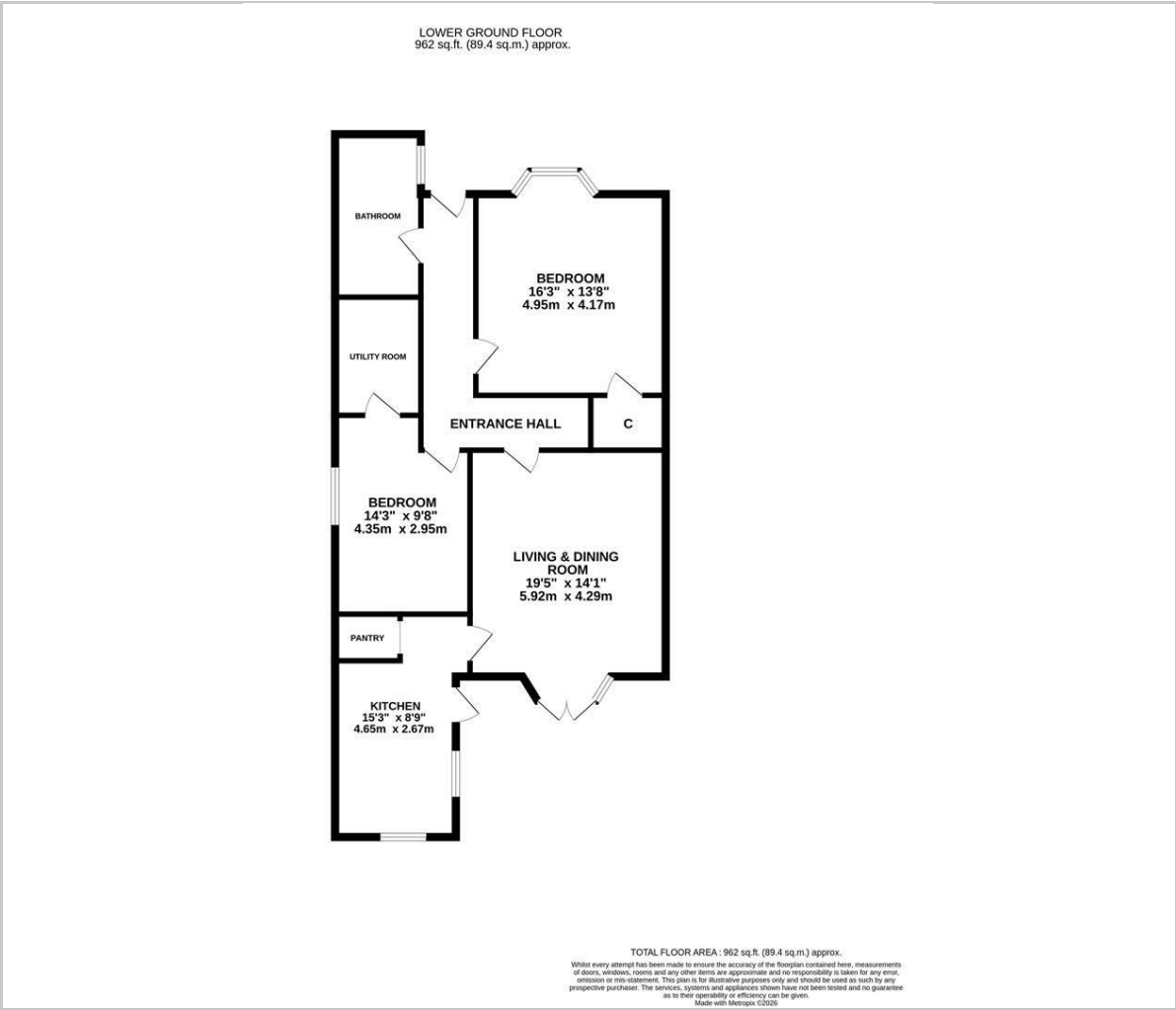
Please note the building consists of 5 flats, 3 are leasehold and 2 freehold, there is a proposal for them to set up leases with an equal share of freehold between the 5 with no premium payable for the freehold - just the legal fees need to be paid to cover the work involved in setting this up.







Floor Plan



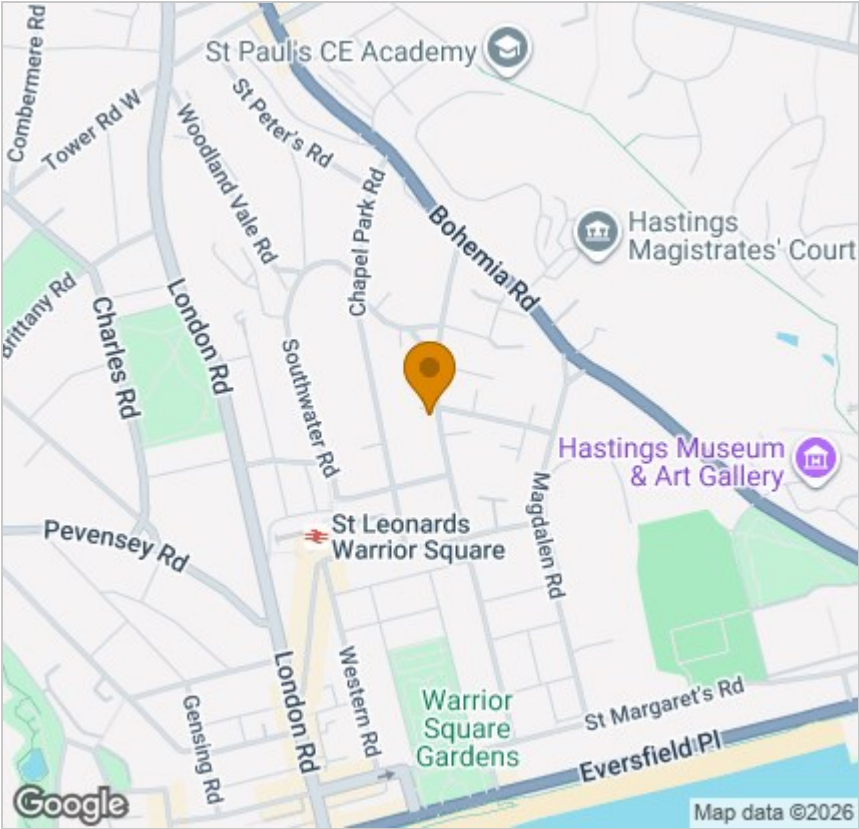
Viewing

Please contact our Hastings Office on 01424 444700 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

