



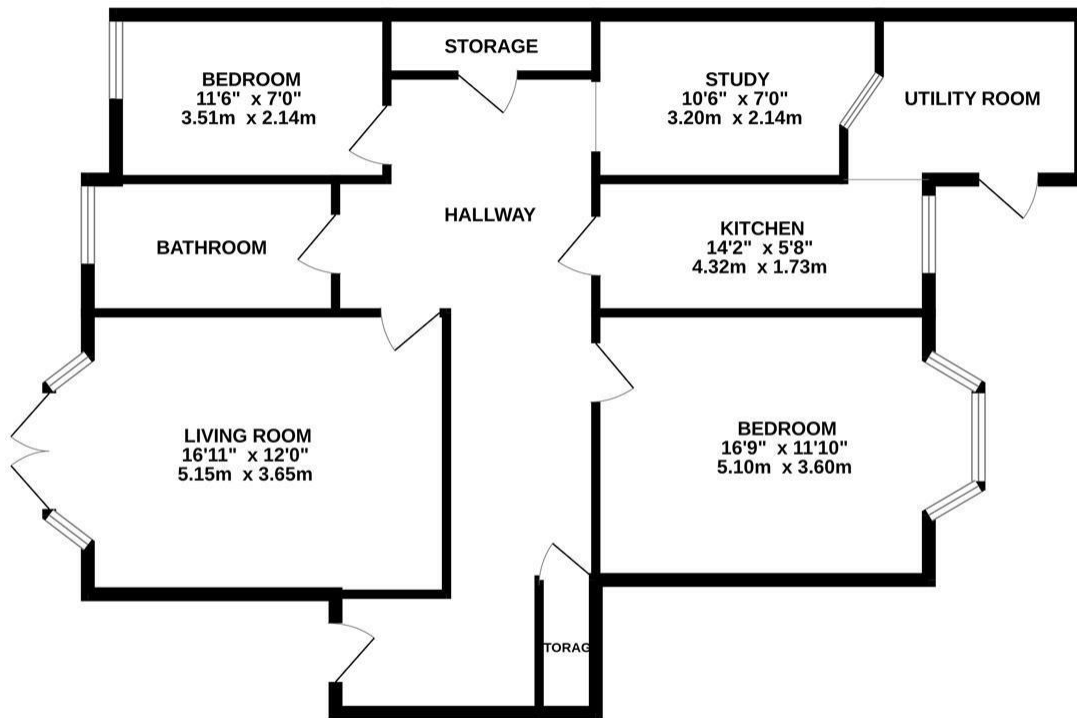
London Road, St. Leonards-On-Sea TN37 6AU

Offers in excess of £300,000



A newly decorated and beautifully presented TWO BEDROOM GARDEN APARTMENT set in a central St. Leonards location just moments from the local shops and eateries in Kings Road and Norman Road and within immediate walking distance of the beach and the mainline railway station with connections to London. Adjacent to Gensing Gardens, this SPACIOUS ACCOMMODATION is accessed via an ENCLOSED PRIVATE ENTRANCE and spans the LOWER GROUND FLOOR of this period residence. It's arranged as a WELCOMING ENTRANCE HALL which is a very usable space, there is a BRIGHT LIVING ROOM with a fireplace and bay window featuring double doors leading out to the rear garden, while the FITTED KITCHEN is separate and sits at the front of the property offering ample storage and worktop space, leading to the handy UTILITY ROOM. There are TWO DOUBLE BEDROOMS and a STUDY/OCCASIONAL BEDROOM together with a STYLISH FAMILY BATHROOM where there is a bath with a shower and screen over. The PRIVATE REAR GARDEN is a particular feature here, it offers an area of decking off of the living space making this the perfect place to

LOWER GROUND FLOOR
989 sq.ft. (91.9 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 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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