



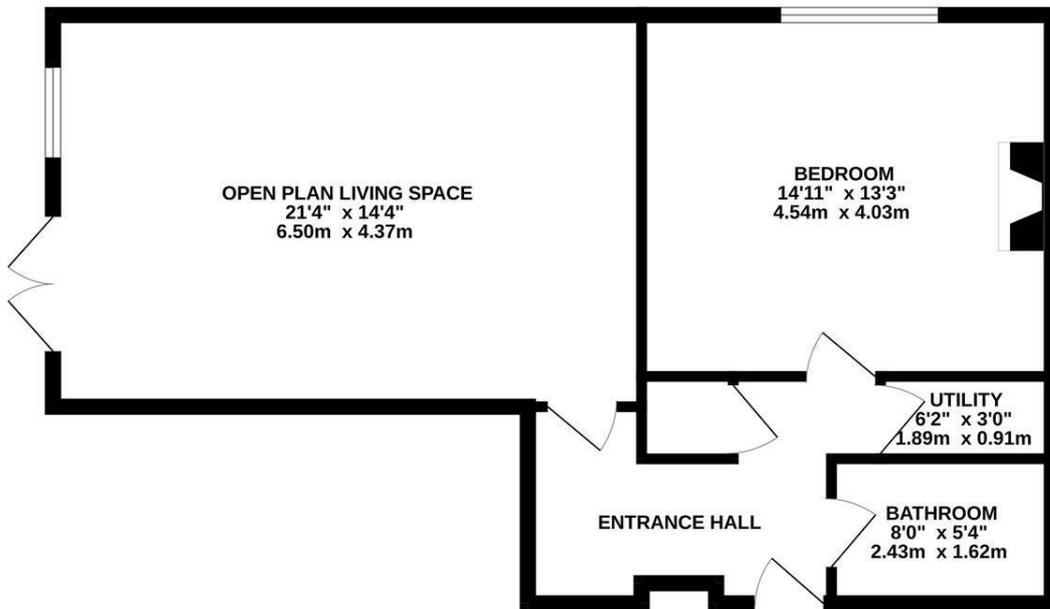
## Terrace Road, St. Leonards-On-Sea TN37 6BN

Offers in excess of £275,000



An impressive ONE BEDROOM APARTMENT with a SOUTH FACING GARDEN positioned in a prime St. Leonards setting, ADJACENT TO THE BEACH. Situated within immediate walking distance of independent shops, award winning restaurants, galleries and antique shops it's PERFECTLY POSITIONED FOR LIFE AT THE COAST. If you fancy venturing further afield Warrior Square mainline railway station offers connections to London in just over 1 hour and 20 minutes. Spanning the GROUND FLOOR of this period residence the accommodation is arranged as an OPEN PLAN LIVING SPACE with large windows framing views across Warrior Square Gardens and the sea, a MODERN FITTED KITCHEN benefitting from a BREAKFAST BAR and double doors onto the PRIVATE TERRACE. There is a spacious DOUBLE BEDROOM and the bathroom is fitted with a bath and shower over with handy UTILITY CUPBOARD. Externally the rear PRIVATE TERRACE offers the perfect spot for alfresco dining and benefits from FAR REACHING SEA VIEWS and direct access to Warrior Square Gardens. Set in a SOUGHT AFTER LOCATION, this fantastic property would make the perfect FIRST TIME HOME or seaside retreat and is not to be missed.

**GROUND FLOOR**  
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 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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