



## Boscobel Road, St. Leonards-On-Sea TN38 0LU

Offers in excess of £250,000



A beautifully presented THREE BEDROOM MAISONETTE with picturesque sea views located in a sought after West St. Leonards location, ELEVATED ABOVE THE COASTLINE. It's a short stroll from the seafront, local shops, eateries and a mainline railway station benefitting from connections to London. The accommodation SPANS THE TWO UPPER FLOORS of this period building in a conversation area, arranged as a bright living room with two large windows framing a westerly view along the coastline, there is a separate kitchen fitted with CONTEMPORARY UNITS. There is also a double bedroom on this level together with a cloakroom, the upper floor houses two further bedrooms along with a modern family bathroom. You can enjoy FAR REACHING SEA VIEWS from both sides of the property stretching along the coastline. Being sold with NO ONWARD CHAIN this fantastic property would make the perfect first time home or seaside retreat.

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Approximate Gross Internal Floor Area  
1229 sq. ft / 114.17 sq. m

