



## St. Clements Place, St. Leonards-On-Sea TN38 0DT

Offers in excess of £400,000



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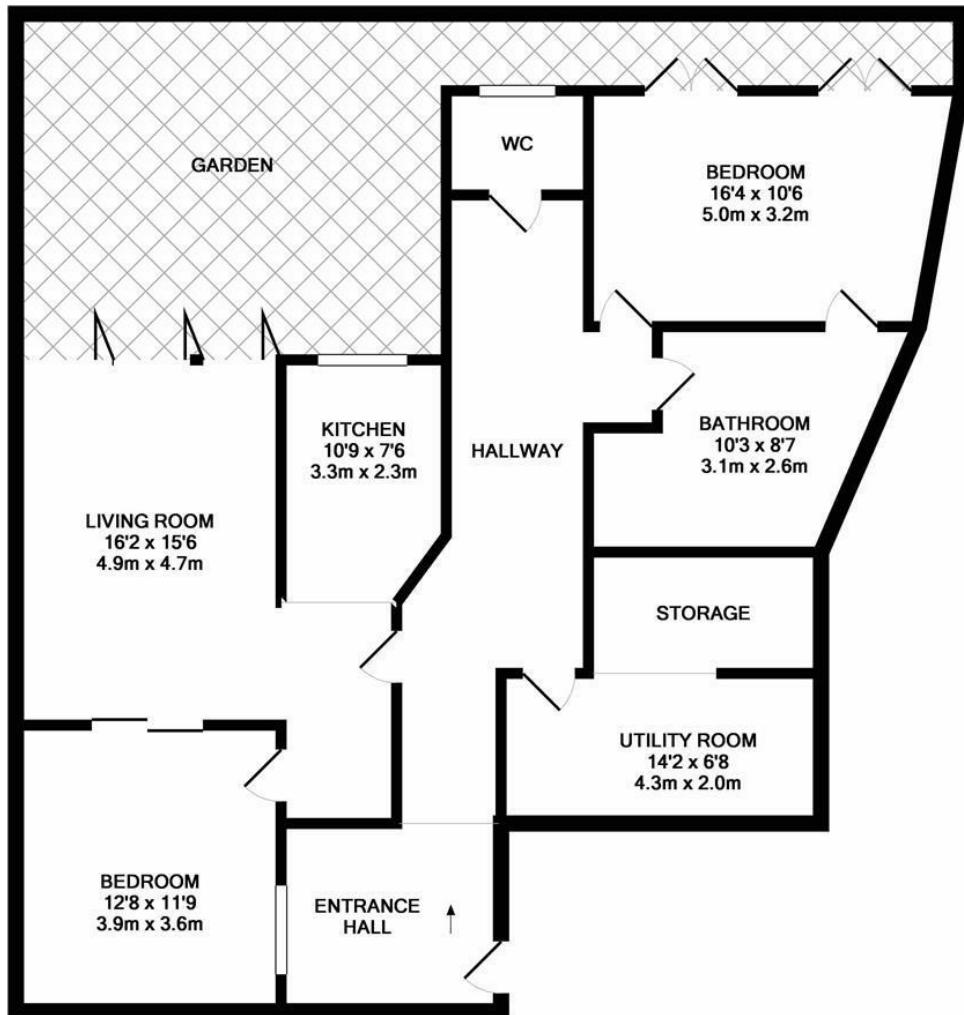


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An extremely well presented two bedroom apartment with an impressive sun terrace and direct sea views. Situated on the LOWER FLOOR of this purpose built block, this seaside haven is nestled away in the heart of St. Leonards within immediate walking distance of the beach with local independent stores, antique shops, award winning restaurants and galleries on your doorstep. If you fancy venturing further afield Warrior Square mainline railway station offers connections to London in under 1 hour and 30 minutes. The living room enjoys a feature fireplace with BI-FOLDING DOORS opening out to the sun terrace which provides an idyllic spot to fine al-fresco with a full size hot tub. The OPEN PLAN LIVING SPACE is fitted with a modern kitchen and breakfast bar, creating a fantastic entertaining area and ensuring the sea is visible from almost every room in the apartment. With twin doors opening on to a PRIVATE BALCONY the principal bedroom is the perfect place to watch the sun rise every morning and the BOUTIQUE STYLE BATHROOM, which is Jack and Jill to the master bedroom, enjoys a FREESTANDING BATH and separate shower enclosure. There is also a large utility room. Properties of this caliber are a complete rarity and not to be missed. Potential to have a 25% share of freehold.



TOTAL APPROX. FLOOR AREA 1188 SQ.FT. (110.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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