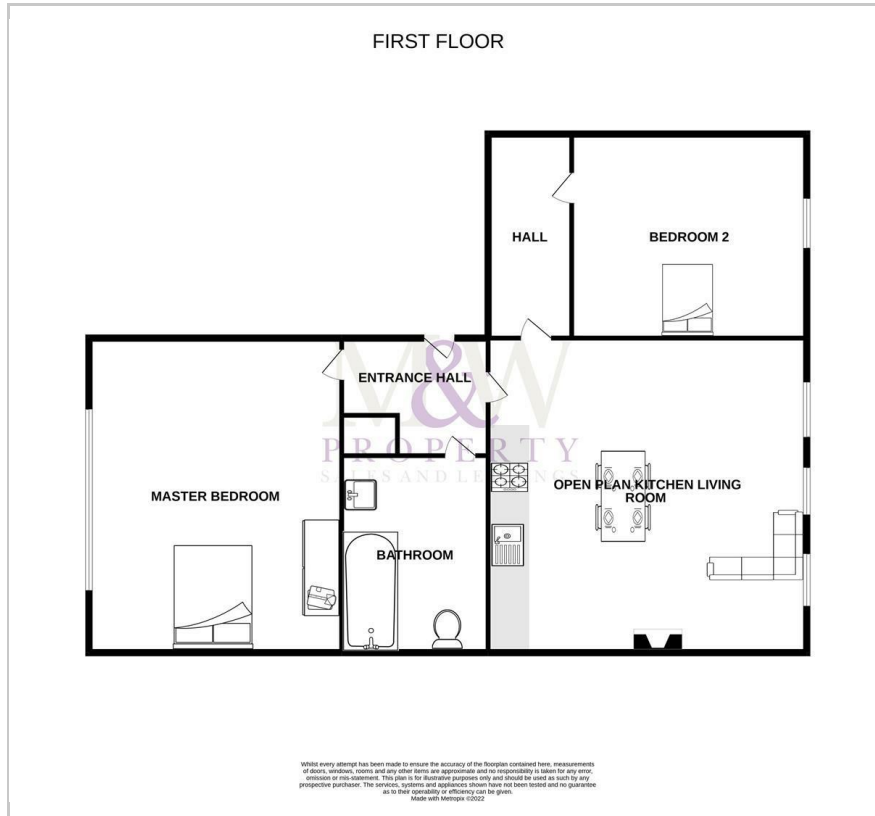




Flat 3, 65 London Road  
, St. Leonards-On-Sea, TN37 6AR  
Asking Price £175,000



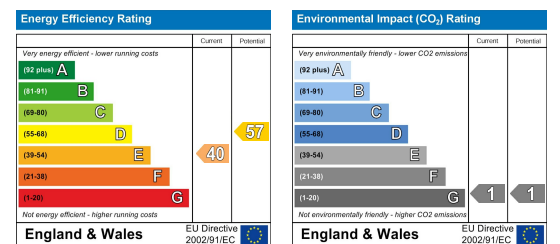
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

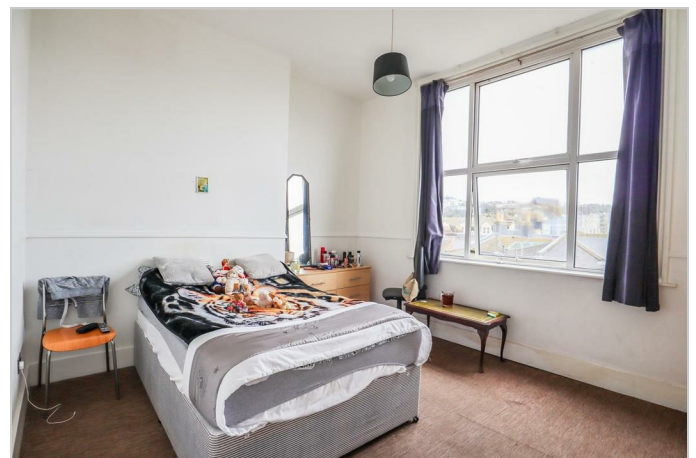
Please contact our St Leonards on Sea Office on 01424 420073 if you wish to arrange a viewing appointment for this property or require further information.

- 2 Double Bedrooms
- Tenant-in-situ Paying £725pcm
- Central St Leonards location
- Ideal buy-to-let investment
- 5% Yield
- First Floor Flat
- Leasehold, Sold With A New Lease

M&W are delighted to offer for sale this 2 double bedroom flat centrally situated on London Road, St. Leonards-on-sea. In an idyllic location, the flat is just a 2 minute walk from St Leonards Warrior square station and is surrounded by local amenities such as food markets, unique shops. This property is sold with a tenant-in-situ and currently generating a 5% yield.

This property is being sold on a leasehold basis, an option to purchase a share of freehold is possible currently, but may be subject to change as the freehold is currently available to purchase.

To arrange a viewing, please contact M&W to arrange an early viewing!



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.