



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

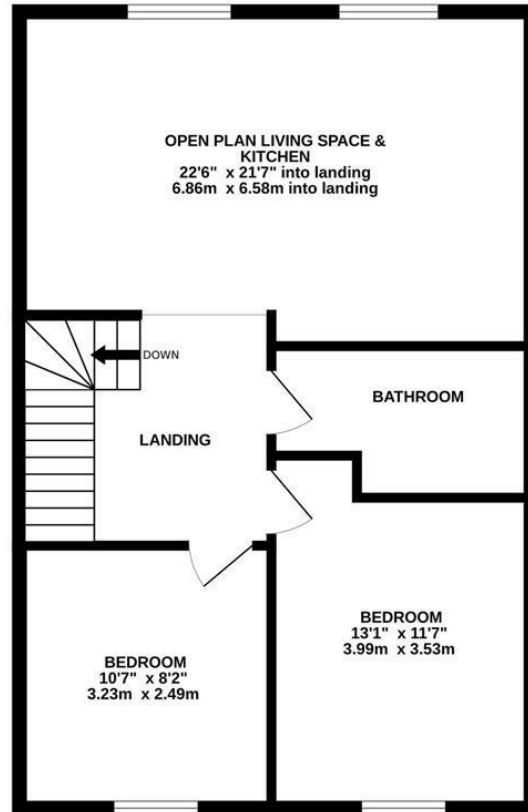
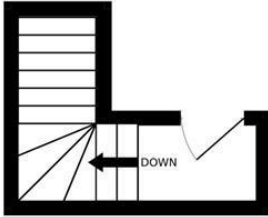
Offers in excess of £260,000

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A stylish TWO BEDROOM APARTMENT positioned in a prime St. Leonards setting with SIMPLY STUNNING SEA VIEWS. Located ADJACENT TO THE BEACH and 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. The accommodation here spans the TOP FLOOR of this period residence and has been recently refurbished to offer a generous OPEN PLAN LIVING SPACE with a modern fitted kitchen which houses integrated appliances and a breakfast bar creating a sociable space. There are two double bedrooms along with a CONTEMPORARY BATHROOM. being sold with a SHARE OF FREEHOLD and no onward chain this fantastic property is not to be missed.

THIRD FLOOR  
51 sq.ft. (4.8 sq.m.) approx.

FOURTH FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA ; 686 sq.ft. (63.7 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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