



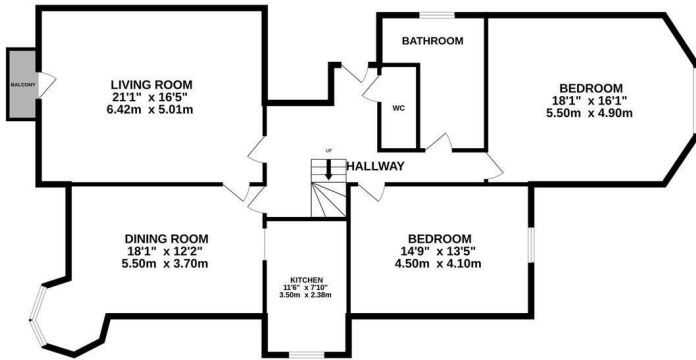
## Highlands Gardens, St. Leonards-On-Sea TN38 0HT

Offers in excess of £400,000

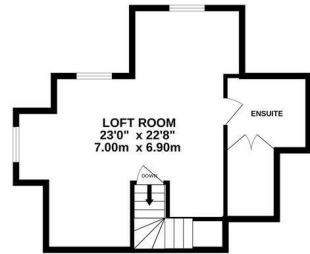


Impressive THREE BEDROOM APARTMENT forming the top two floors of this ATTRACTIVE PERIOD BUILDING. Set in a highly desired and leafy location this fantastic property is ideally placed within walking distance of the beach and for access to the hub of St. Leonards where there are a range of eateries, local shops and a mainline railway station with connections to London. With a WEALTH OF ORIGINAL FEATURES, the spacious accommodation here spans the top two floors with the entrance floor arranged as a BRIGHT LIVING ROOM measuring an impressive 16'5 x 21'0 featuring double doors leading out to the PRIVATE BALCONY framing FAR REACHING SEA VIEWS. There is a LARGE DINING ROOM which is open to the FITTED KITCHEN creating the ideal social space. There are TWO DOUBLE BEDROOMS on this floor with the main bedroom enjoying a FEATURE FIREPLACE together with a MODERN FAMILY BATHROOM where there is a bath and separate shower enclosure. There is also a separate cloakroom on this floor. The upper level houses a further double bedroom which benefits from built in storage and an EN SUITE SHOWER ROOM with an

SECOND FLOOR  
1482 sq.ft. (137.7 sq.m.) approx.



THIRD FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 1919 sq.ft. (178.2 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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