



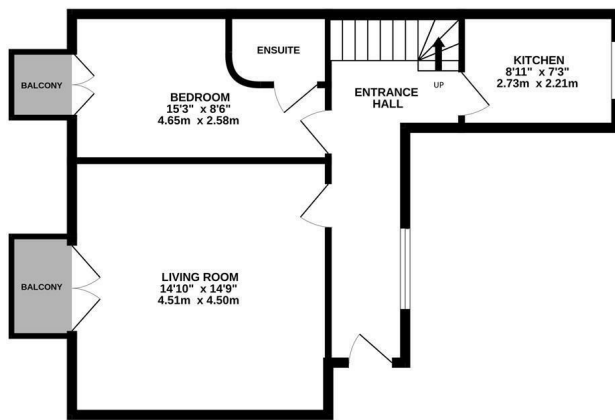
## Pevensey Road, St. Leonards-On-Sea TN38 0LZ

£300,000

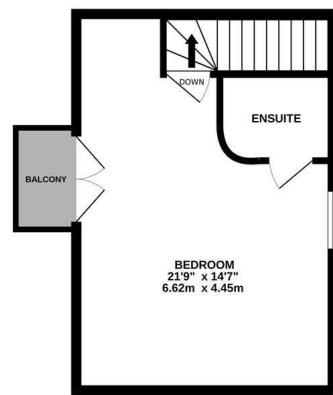


An impressive two bedroom maisonette with THREE PRIVATE BALCONIES and panoramic sea views located on the UPPER TWO FLOORS of this impressive period residence. It's situated in a prime, leafy St. Leonards location within walking distance of the seafront, St. Leonards gardens and central St. Leonards which offers a selection of independent shops, restaurants and bars. Warrior Square mainline railway station offers connections to London in just over 1 hour and 20 minutes. The accommodation here comprises a living room with double doors opening to a private balcony with a SOUTHERLY ASPECT and beautiful outlook of the English Channel across to Beachy Head, there is a separate KITCHEN FITTED WITH MODERN UNITS and a double bedroom with EN-SUITE SHOWER ROOM and balcony. The principle bedroom is located on the upper floor enjoying a dual aspect, a stylish en-suite shower room and a balcony. Being sold with a long lease, SHARE OF FREEHOLD and no onward chain.

THIRD FLOOR  
511 sq.ft. (47.5 sq.m.) approx.



FOURTH FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 833 sq.ft. (77.4 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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