



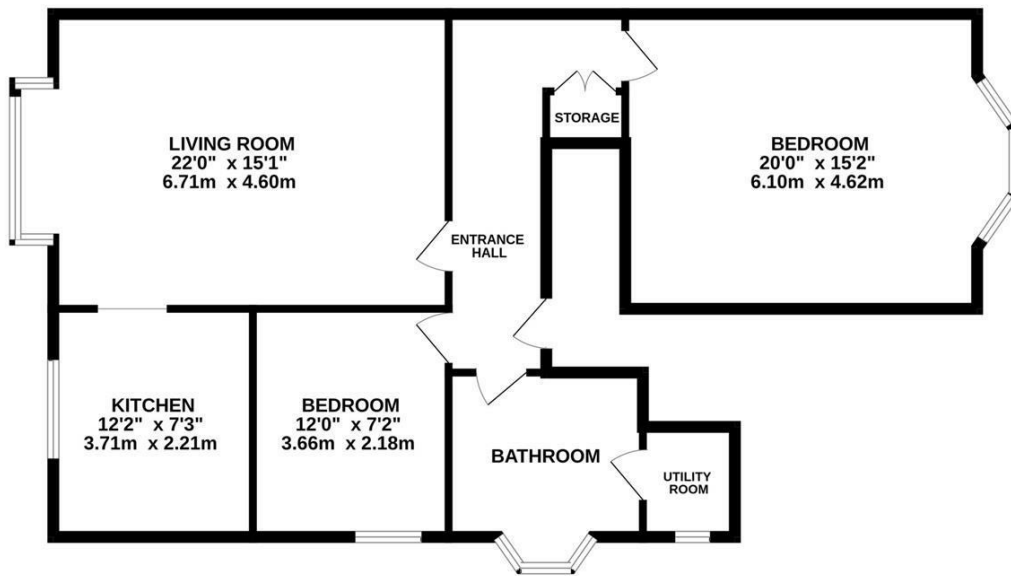
## Brittany Road, St Leonards-On-Sea TN38 0RB

Offers in excess of £425,000



An exceptional two bedroom apartment with OFF ROAD PARKING situated in a sought after and leafy St. Leonards setting. It's enviably placed ADJACENT TO MARKWICK GARDENS for local residents and just a short stroll from the seafront and the hub of St. Leonards On Sea which offers a selection of independent stores, antique shops, award winning restaurants and galleries. If you fancy venturing further afield Warrior Square mainline railway enjoys connections to London in just over 1 hour and 20 minutes. Having UNDERGONE SIGNIFICANT REFURBISHMENT the accommodation here is presented to an excellent standard throughout, enjoying grand proportions with a WEALTH OF ORIGINAL FEATURES including exposed brickwork, original floorboards, cornicing, deep skirting boards and high ceilings. You enter into a WELCOMING, PANELLED ENTRANCE HALL, the impressive living room measures 22' x 15'1" with a feature fireplace and large bay window which provides a PERFECT DINING NOOK. The living room leads through to the well equipped kitchen/breakfast room complete with quartz worktops, integrated appliances, Rangemaster cooker,

GROUND FLOOR  
1018 sq.ft. (94.6 sq.m.) approx.



TOTAL FLOOR AREA : 1018 sq.ft. (94.6 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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