



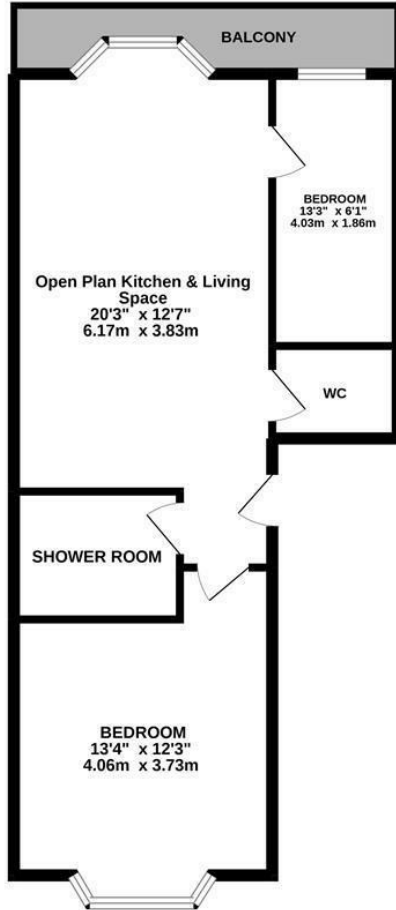
## Kenilworth Road, St. Leonards-On-Sea TN38 0JL

Offers in excess of £290,000



This simply stunning TWO BEDROOM apartment spans the FIRST FLOOR of this handsome residence in an IDYLIC POSITION, just a short stroll from the vibrant hub of St. Leonards On Sea offering local eateries, antique stores, a mainline railway station and the beach. The accommodation here has been designed to offer a stylish space that retains a WEALTH OF ORIGINAL FEATURES including decorative corning and high ceilings, there is a generous open plan living space with a floor to ceiling bay window which frames a leafy outlook with sea glimpses opening to the balcony. It enjoys exposed floorboards and is fitted with a CONTEMPORARY KITCHEN which features ambient lighting and INTEGRATED APPLIANCES. The main bedroom enjoys a rear aspect and is perfectly positioned to enjoy the morning sunshine, while the second bedroom benefits from access out to the FRONT FACING BALCONY. The shower room is a particular feature here enjoying a double width walk-in shower enclosure with marble wall tiles and terrazzo flooring, there is also a separate w/c. Positioned in a SOUGHT AFTER LOCATION and BEING SOLD CHAIN FREE, this fantastic property is not to be missed.

FIRST FLOOR  
613 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 613 sq.ft. (57.0 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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