



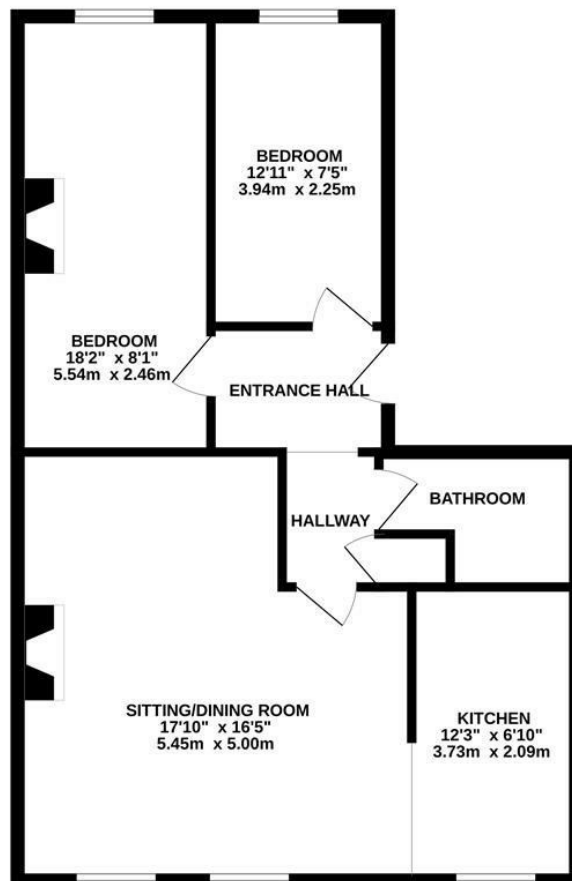
## Charles Road, St. Leonards-On-Sea TN38 0QA

Offers in excess of £260,000



A beautifully presented TWO BEDROOM APARTMENT situated in a much loved pocket of St. Leonards On Sea. It's enviably positioned ADJACENT TO GENSING GARDENS and a short stroll from the hub of St. Leonards, the seafront and mainline railway station which offers connections to London stations. Spanning the SECOND FLOOR of this period residence, the accommodation here is arranged as an OPEN PLAN LIVING SPACE which measures an impressive 17'10 x 16'5 and enjoys STUNNING SEA VIEWS over Gensing Gardens. It leads through to the MODERN FITTED KITCHEN which provides ample storage space and there is a handy BREAKFAST BAR creating the ideal sociable setting. The two bedrooms are positioned at the rear of the property together with a STYLISH BATHROOM where there is a bath with shower and screen over. Set in a SOUGHT AFTER LOCATION, this fantastic property would make the perfect SEASIDE RETREAT or first time home and is not to be missed.

SECOND FLOOR  
683 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA : 683 sq.ft. (63.5 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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