



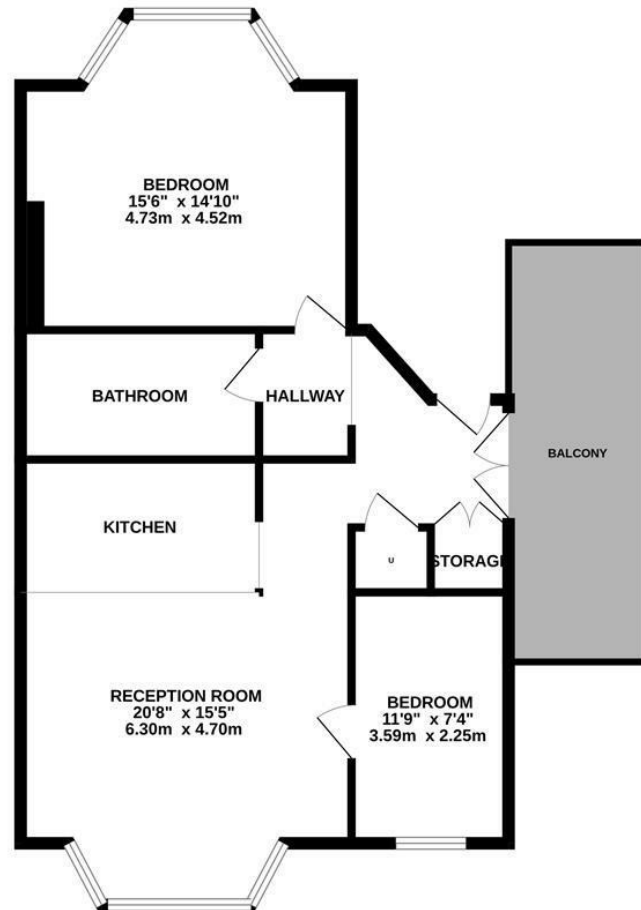
## Charles Road, St. Leonards-On-Sea TN38 0QA

Offers in excess of £325,000



A beautifully renovated TWO BEDROOM APARTMENT with a PRIVATE BALCONY situated in a sought after pocket of St. Leonards On Sea. It's enviably positioned ADJACENT TO GENSING GARDENS and a short stroll from the hub of St. Leonards with its eateries and shops, the seafront and mainline railway station which offers connections to London stations. Spanning the SECOND FLOOR of this period residence, the accommodation here offers GENEROUS PROPORTIONS and is arranged as an OPEN PLAN LIVING ROOM AND KITCHEN with a bay window framing SEA VIEWS over Gensing Gardens. The kitchen is FITTED WITH CONTEMPORARY UNITS housing INTEGRATED APPLIANCES and with a stylish BREAKFAST BAR to create the ideal sociable space. There are two bedrooms with the principle bedroom enjoying a rear aspect together with a family bathroom where there is a bath with shower and screen over. Being sold with NO ONWARD CHAIN, this fantastic property would make the perfect seaside retreat and is not to be missed.

SECOND FLOOR  
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA : 759 sq.ft. (70.5 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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