

## **Ground Floor, 68 Church**

, St Leonards-On-Sea, TN37 6EE

A well presented TWO BEDROOM APARTMENT set on the GROUND FLOOR of this attractive, period property in a sought after St. Leonards setting. It's enviably placed just a short stroll from the hub of St. Leonards On Sea, the seafront and mainline railway station at Warrior Square which offers connections to London. Enjoying a wealth of character features and generous proportions, the accommodation here is arranged as a bright, OPEN PLAN LIVING ROOM AND KITCHEN which measures an impressive 20'11 x 19'3 providing plenty of room for a full dining table to create the ideal sociable setting. There are TWO DOUBLE BEDROOMS both positioned at the rear of the property together with a STYLISH SHOWER ROOM. There is also a handy utility cupboard accessed from the entrance hall. Being sold with NO ONWARD CHAIN, this fantastic property would make the perfect SEASIDE RETREAT and is not to be missed.

















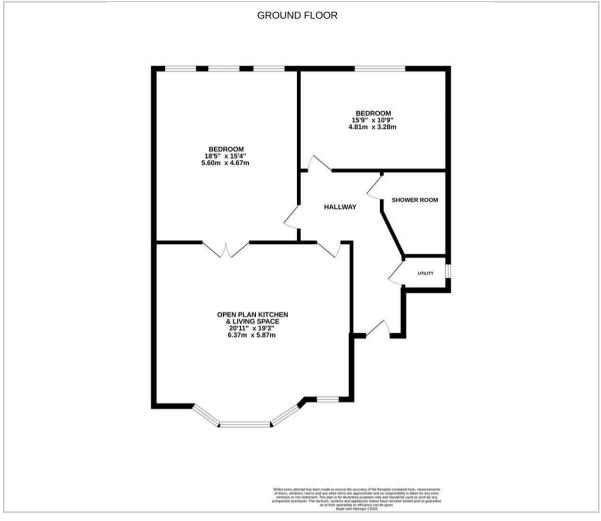








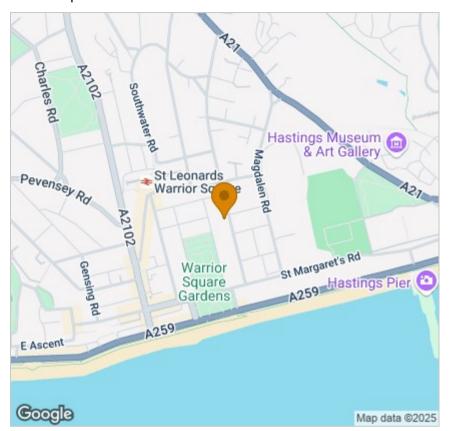
## Floor Plan Area Map



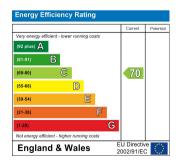
## Viewing

Please contact our Hastings Office on 01424 444700

if you wish to arrange a viewing appointment for this property or require further information.



## **Energy Efficiency Graph**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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