



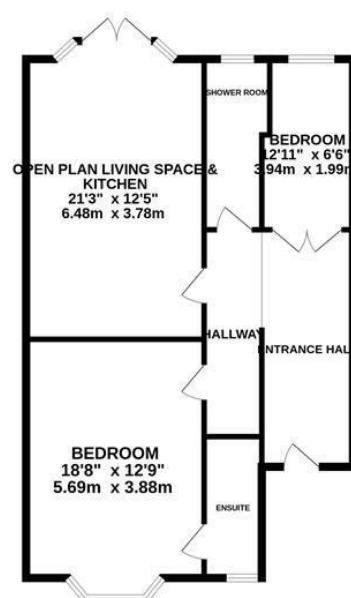
London Road, St. Leonards-On-Sea TN37 6AU

Offers in excess of £325,000



An exquisite TWO BEDROOM GARDEN APARTMENT spanning the lower floor of this attractive period residence. Located in a central St. Leonards setting, ADJACENT TO GENSING GARDENS and just moments from local shops and eateries in both Kings Road and Norman Road it's perfectly placed for life at the coast. It's also within immediate walking distance of the beach and the mainline railway station which offers connections to London. The accommodation here is accessed via a PRIVATE ENTRANCE leading through to a welcoming hallway with fitted storage units, exposed brickwork walls and Victorian pine floorboards flowing throughout while the OPEN PLAN LIVING SPACE is positioned at the rear of the property enjoying double doors giving access to the private garden. The living room measures an impressive 21'3 x 12'5 and is open to the kitchen which features newly installed, traditional style units housing integrated appliances and there is a central island/breakfast bar creating a sociable setting. There are TWO DOUBLE BEDROOMS together with a STYLISH SHOWER ROOM featuring luxury fittings. The principal bedroom relishes a bay

GROUND FLOOR
1034 sq.ft. (96.0 sq.m.) approx.



TOTAL FLOOR AREA : 1034 sq.ft. (96.0 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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