



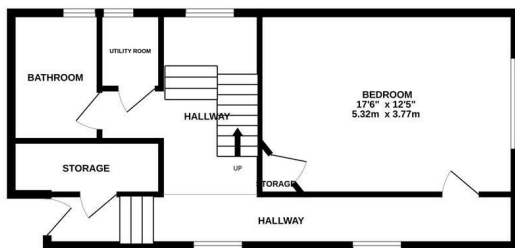
Albany Road, St. Leonards-On-Sea TN38 0LN

Offers in the region of £325,000

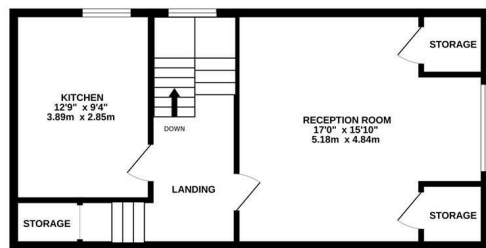


Forming part of this secure private estate this GRADE II LISTED HISTORICAL RESIDENCE consists of eight individual luxury apartments in a sought after, leafy St. Leonards location. It's ideally positioned just a short stroll from the beach and the hub of St. Leonards On Sea where there is a mainline railway station, local shops, galleries and award winning eateries. With accommodation arranged over the FIRST AND SECOND STOREY offering generous proportions with high ceilings and large hallways, it is arranged as a BRIGHT LIVING ROOM on the upper floor together with a stylish FITTED KITCHEN which offers ample storage and worktop space. The double bedroom is positioned on the lower floor benefitting from BUILT-IN STORAGE together with a family bathroom and a HANDY UTILITY ROOM. Externally there are COMMUNAL GARDENS for the residents bordered by mature shrubs and trees along with ALLOCATED OFF ROAD PARKING for one vehicle. Situated in a SOUGHT AFTER LOCATION this fantastic property would make the PERFECT SEASIDE RETREAT and is not to be missed.

FIRST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



SECOND FLOOR
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1050 sq.ft. (97.5 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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