



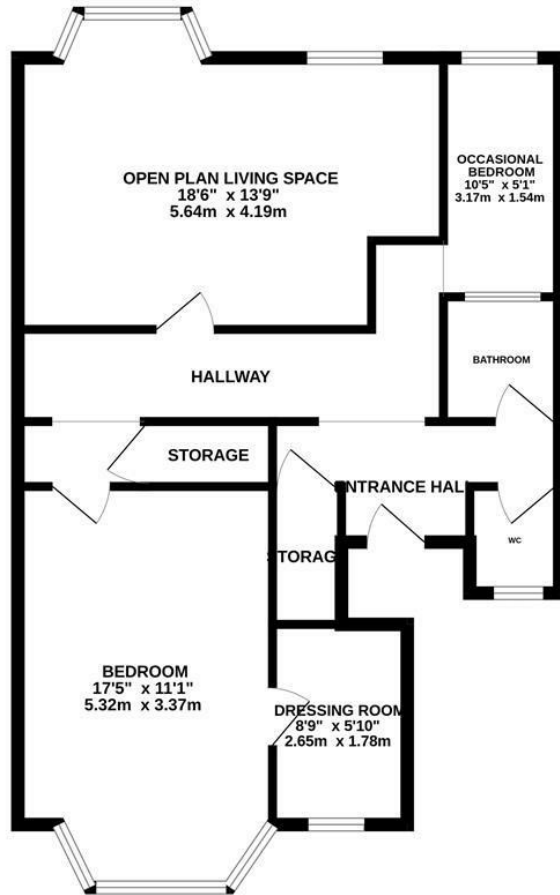
## London Road, St. Leonards-On-Sea TN37 6LR

Offers in excess of £230,000



A beautifully presented ONE BEDROOM APARTMENT spanning the FIRST FLOOR of this PERIOD RESIDENCE. It's enviably positioned in a CENTRAL ST LEONARDS location close to Gensing Gardens and just a short stroll into the hub of St. Leonards where there is a mainline railway station, local shops and award winning eateries, making it perfectly placed for LIFE BY THE SEA. The accommodation here enjoys a WEALTH OF ORIGINAL FEATURES including sash windows, high ceilings and wooden floorboards which flow throughout. There is a large OPEN PLAN LIVING SPACE which relishes a BAY FRONTED ASPECT and measures an impressive 18'6 x 13'9 providing plenty of space for a full dining table and it's FITTED WITH CONTEMPORARY KITCHEN UNITS. There is one DOUBLE BEDROOM, positioned at the rear of the property which benefits from a SEPARATE DRESSING ROOM and there is also an OCCASIONAL BEDROOM or potential study, together with a MODERN BATHROOM and W/C. Situated in a central position this fantastic property would make the PERFECT SEASIDE RETREAT and is not to be missed.

FIRST FLOOR  
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA: 735 sq.ft. (68.3 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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