



**Ground Floor Flat London Road, St. Leonards-On-Sea TN37 6LT**





**welcome to**

**Ground Floor Flat London Road, St. Leonards-On-Sea**

Located in the sought after location of St Leonard's, 5 minutes from Hastings town centre, Seafront close by, excellent bus route, St Leonard's train station just a short walk.



### Lounge

19' 2" narrowing to x 13' 3" ( 5.84m narrowing to x 4.04m )

Entrance to flat, open plan to kitchen, cupboard,

### Kitchen

13' 3" narrowing to x 19' 2" ( 4.04m narrowing to x 5.84m )

Open plan, modern, brand new, integrated oven

### Bedroom 1

13' 1" narrowing to x 7' 3" ( 3.99m narrowing to x 2.21m )  
Front aspect to flat, Double glazed

### Bedroom 2

11' 4" narrowing to x 6' 5" ( 3.45m narrowing to x 1.96m )  
Built in wardrobe, double bedroom, skylight windows in roof



Total floor area 58.2 m<sup>2</sup> (626 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



**view this property online** [fox-and-sons.co.uk/Property/HAS120814](https://fox-and-sons.co.uk/Property/HAS120814)



welcome to

## Ground Floor Flat London Road, St. Leonards-On-Sea

- Garden
- Allocated Parking
- Fully refurbished
- 2 bed ground floor flat
- 

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£250,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/HAS120814](https://fox-and-sons.co.uk/Property/HAS120814)



Property Ref:  
HAS120814 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
fox & sons



**01424 722177**



[hastings@fox-and-sons.co.uk](mailto:hastings@fox-and-sons.co.uk)



33 Havelock Road, HASTINGS, East Sussex,  
TN34 1BE



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**