



**Church Road, St. Leonards-On-Sea TN37 6EF**



**welcome to**

**Church Road, St. Leonards-On-Sea**

A modern two bedroom flat located in St. Leonards with access to shops and local schooling facilities as well as transportation links such as Hastings train station. The flat is accessed from street level with stairs leading up to hall with doors off to spacious lounge, modern fitted kitchen, two bedrooms and bathroom. Inside offers a bright and airy feel throughout with a long lease and share of freehold, viewings being highly recommended.



### Access

Access via front door with steps leading up to hallway and doors off to

### Lounge

15' 2" x 12' 6" ( 4.62m x 3.81m )

Double glazed window to front aspect with feature fireplace.

### Kitchen

13' 2" x 9' 6" ( 4.01m x 2.90m )

Modern fitted kitchen with matching wall and base units, one bowl sink and drainer unit, gas cooker, electric oven, wooden floor and double glazed window to rear aspect.

### Bedroom One

12' 10" x 9' 4" ( 3.91m x 2.84m )

Double glazed window to front aspect and fireplace.

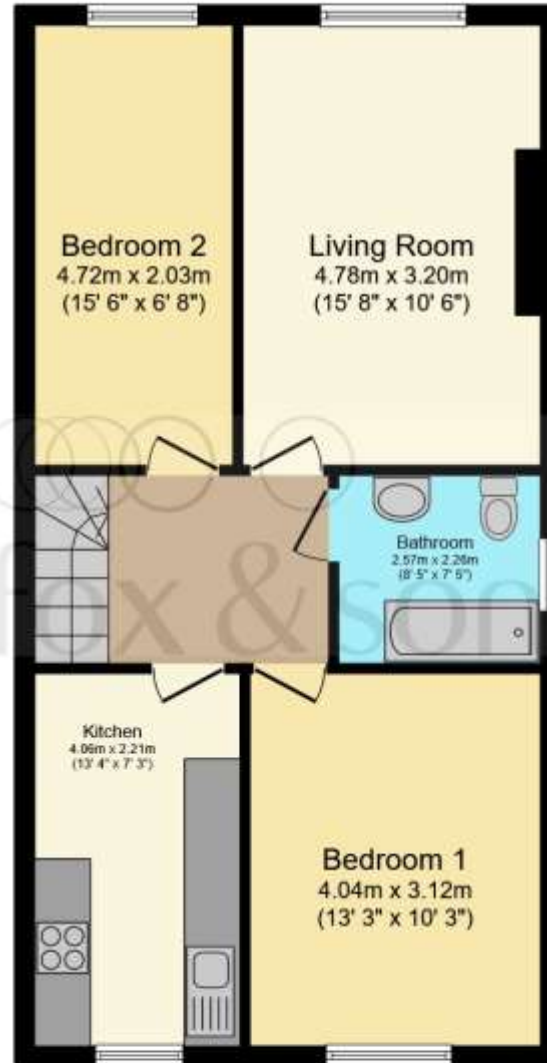
### Bedroom Two

15' 6" x 6' 8" ( 4.72m x 2.03m )

Double glazed window to rear aspect.

### Bathroom

White suite comprising of a panelled bath with shower attachment over, wc, pedestal wash hand basin, tiled walls, laminate flooring and double glazed window to side aspect.



Total floor area 59.5 m<sup>2</sup> (640 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.



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## Church Road, St. Leonards-On-Sea

- Upper Floor Flat
- Two Bedrooms
- Lounge
- Modern Kitchen
- Bathroom
- Close to Local Amenities
- Share of Freehold

Tenure: Leasehold EPC Rating: D

offers over

**£190,000**



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
HAS121199 - 0003

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**01424 722177**



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



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



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