



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



**welcome to**

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

Welcome to the market this two bedroom first floor flat that has been completely renovated to a very high standard throughout. The property is in a popular location of Saint Leonard's and consists of two bedrooms, modern bathroom and an open plan kitchen / dining room.



### Communal Entrance

With stairs to first floor landing and private front door;

### Entrance Hall

double glazed window to the rear aspect, door into landing with doors to;

### Kitchen / Dining Room

15' 7" x 12' 8" ( 4.75m x 3.86m )

Very modern finish throughout with vinyl flooring, base and eye level fitted units and built in oven and hob and double glazed window to rear aspect.

### Bathroom

10' 3" x 3' 3" ( 3.12m x 0.99m )

Fitted panelled bath with electric shower above, low level w/c and wash hand basin.

### Bedroom One

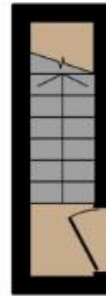
12' 9" x 9' 4" ( 3.89m x 2.84m )

Fully carpeted throughout, built in storage cupboard and double glazed window to the front aspect.

### Bedroom Two

13' 1" x 9' 5" ( 3.99m x 2.87m )

Fully carpeted throughout, built in storage cupboard and double glazed window to the front aspect.



Ground Floor

First Floor

Total floor area 57.0 m<sup>2</sup> (613 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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## London Road, St. Leonards-On-Sea

- TWO BEDROOMS
- FIRST FLOOR FLAT
- COMPLETELY RENOVATED
- OPEN PLAN KITCHEN / DINING ROOM
- 

Tenure: Leasehold EPC Rating: D

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.

# £185,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAS121119 - 0003

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