



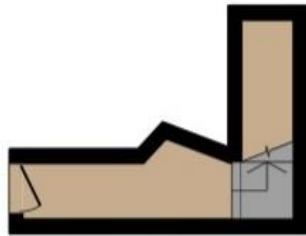
**Western Road, St. Leonards-On-Sea TN37 6DG**

**welcome to**

## **Western Road, St. Leonards-On-Sea**

This stylish three-bedroom flat features a spacious lounge and modern kitchen. The bathroom includes a sleek shower cubicle, the majority of the flat boasts elegant wooden flooring. Conveniently situated close to the train station and local amenities, this flat offers both comfort and practicality.





Ground Floor



First Floor



Second Floor

## Entrance Hall

## Lounge

12' 3" x 11' 8" ( 3.73m x 3.56m )

## Kitchen

10' x 7' 9" ( 3.05m x 2.36m )

## Bedroom One

12' 3" x 11' 5" ( 3.73m x 3.48m )

## Bedroom Two

12' 3" x 11' 6" ( 3.73m x 3.51m )

Total floor area 103.4 m<sup>2</sup> (1,112 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**welcome to**

## **Western Road, St. Leonards-On-Sea**

- THREE BEDROOM FLAT
- SPLIT ACROSS THREE FLOORS
- MODERN KITCHEN
- CLOSE TO LOCAL AMENITIES
- WITHIN WALKING DISTANCE OF WARRIOR SQ STATION

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 13 Feb 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£220,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/HAS121958](https://fox-and-sons.co.uk/Property/HAS121958)



Property Ref:  
HAS121958 - 0008

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