



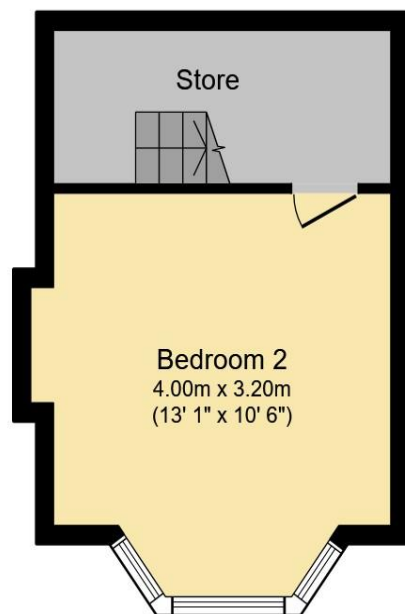
**Southwater Road, St. Leonards-On-Sea TN37 6JS**

**welcome to**

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

**\*CHAIN FREE\*** A well proportioned and spacious two bedroom split level apartment boasting a good size living room, separate kitchen, family bathroom, private rear garden and sold with no onward chain and a share of freehold.





**Basement**



**Ground Floor**

**Entrance Hall**

**Living Room**

14' 9" x 15' 1" ( 4.50m x 4.60m )

**Kitchen**

9' 10" x 13' 6" ( 3.00m x 4.11m )

**Utility**

5' 4" x 6' 2" ( 1.63m x 1.88m )

**Bathroom**

**Bedroom One**

11' 2" x 15' 1" ( 3.40m x 4.60m )

**Lower Ground Floor Level**

**Bedroom Two**

10' 6" x 13' 1" ( 3.20m x 3.99m )

Total floor area 95.1 m<sup>2</sup> (1,023 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**

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

- TWO BEDROOMS
- SPLIT LEVEL LIVING
- REAR GARDEN
- SEPARATE KITCHEN
- CHAIN FREE

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

# £250,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/HAS119074](https://fox-and-sons.co.uk/Property/HAS119074)



Property Ref:  
HAS119074 - 0002

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**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)**