



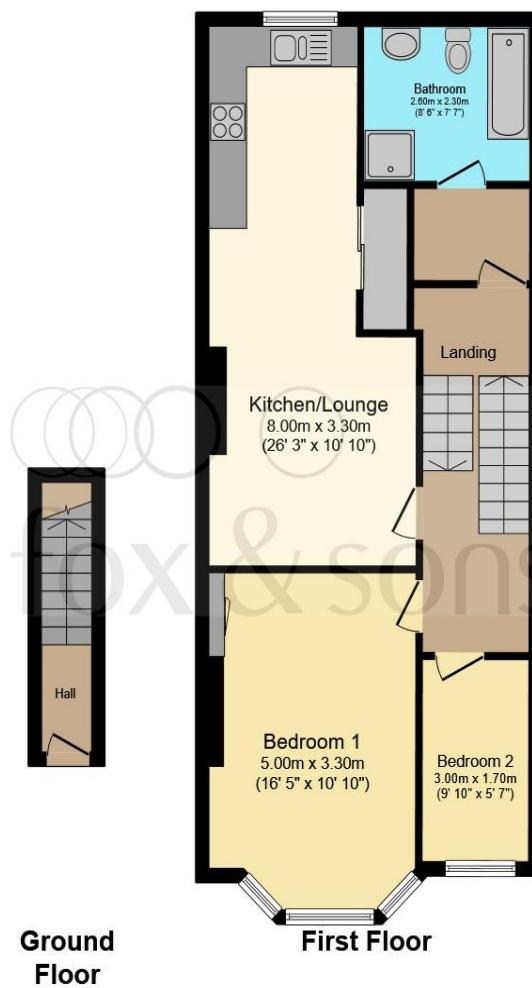
**Magdalen Road, St. Leonards-On-Sea TN37 6EG**

**welcome to**

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

This spacious, CHAIN FREE two bedroom apartment situated in the ever desirable location of St. Leonard's, within walking distance of both the sea front and train stations. The apartment has a modern finish throughout and is not to be missed.





## Hallway

## Lounge / Kitchen

26' 3" x 10' 10" ( 8.00m x 3.30m )

## Bedroom One

16' 5" x 10' 10" ( 5.00m x 3.30m )

## Bedroom Two

9' 10" x 5' 7" ( 3.00m x 1.70m )

## Bathroom

Total floor area 68.0 m<sup>2</sup> (732 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

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

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- APARTMENT
- LONG LEASE

Tenure: Leasehold EPC Rating: C

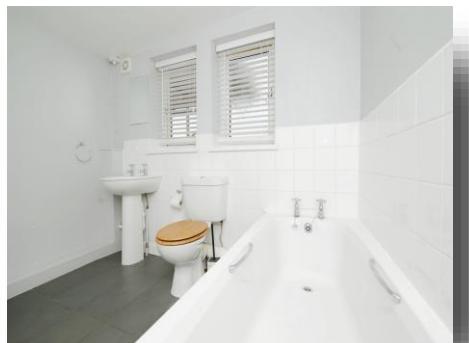
Council Tax Band: A Service Charge: 900.00

Ground Rent: 25.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1985.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

guide price

**£140,000**



view this property online [fox-and-sons.co.uk/Property/HAS123559](http://fox-and-sons.co.uk/Property/HAS123559)



Property Ref:  
HAS123559 - 0003

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Please note the marker reflects the  
postcode not the actual property



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