



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

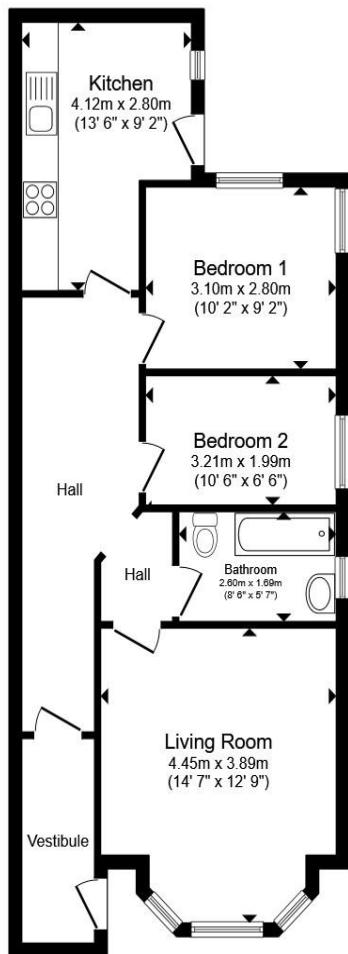
fox & sons

**welcome to**

## **Basement Flat - Church Road, St. Leonards-On-Sea**

A well presented two bedroom flat located within short distance to Warrior square train station, the Seafront and local shops and restaurants. This flat offers two private entrances to the front and rear and offers a front garden and private courtyard space.





**Total floor area 64.4 m<sup>2</sup> (693 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.propertybox.io](http://www.propertybox.io)

**Entrance Hall**

**Living Room**

14' 7" x 12' 9" ( 4.45m x 3.89m )

**Kitchen**

13' 6" x 9' 2" ( 4.11m x 2.79m )

**Bedroom One**

10' 2" x 9' 2" ( 3.10m x 2.79m )

**Bedroom Two**

10' 6" x 6' 6" ( 3.20m x 1.98m )

**Bathroom**

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

- CLOSE TO WARRIOR SQUARE STATION AND SEAFRONT
- PRIVATE ENTRANCES
- LOWER GROUND FLAT
- TWO BEDROOMS
- PRIVATE GARDEN

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 25 Dec 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



**view this property online** [fox-and-sons.co.uk/Property/HAS123571](http://fox-and-sons.co.uk/Property/HAS123571)

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Property Ref:  
HAS123571 - 0003



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