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Ground Floor Flat, 58 Church Road, St. Leonards-On-Sea, TN37 6EE
£200,000

Discover this hall floor flat boasting a total area of 635.07 square feet, presenting an ideal first-time buy or investment opportunity. Comprising of a functional, integrative floorplan; the property hosts two spacious bedrooms, bay fronted living room boasting a charming fireplace, a well-equipped kitchen, and a contemporary shower room. Situated in an enviably strategic location, potential occupants are not only in close proximity to seashore strolls with the beach nearby but can also enjoy exceptional transport links with a bus stop just outside the property and Warrior Square mainline railway station nearby. Daily amenities and entertainment options abound, with various shops, eateries, and establishments centrally located in the town centre which is also within a short distance. The flat is sold with a long lease and reasonable service charges. Early viewings come highly recommended with the vendors sole agents.





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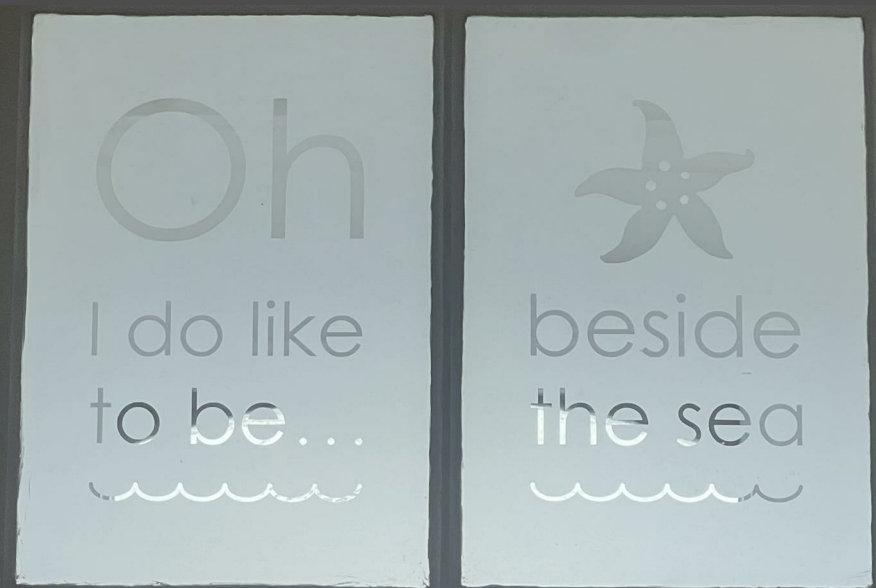
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Oh
I do like
to be...
~~~~~

~~~~~  
beside
the sea
~~~~~

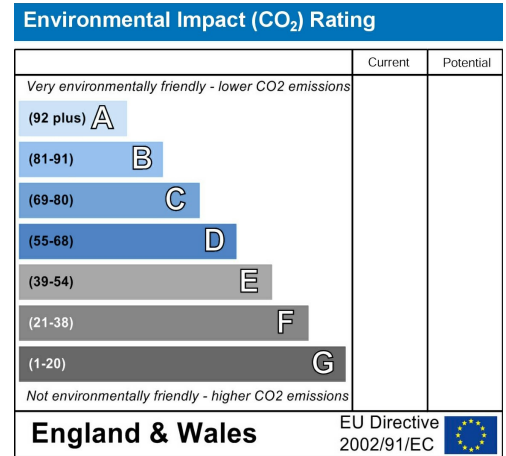
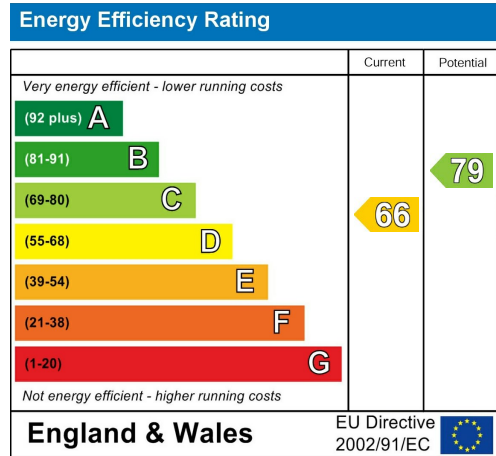
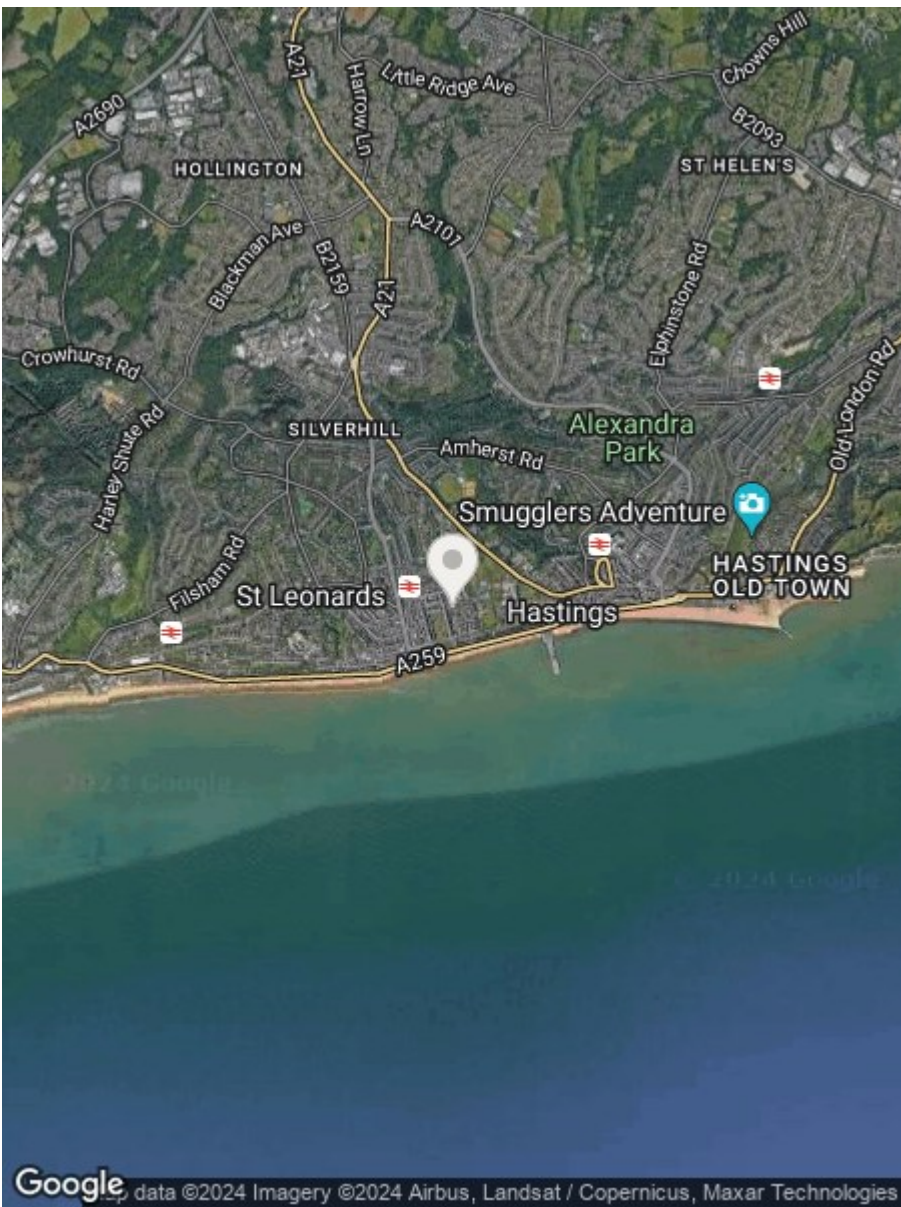


**Approximate total area<sup>(1)</sup>**  
643.28 ft<sup>2</sup>  
59.76 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE 360**



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