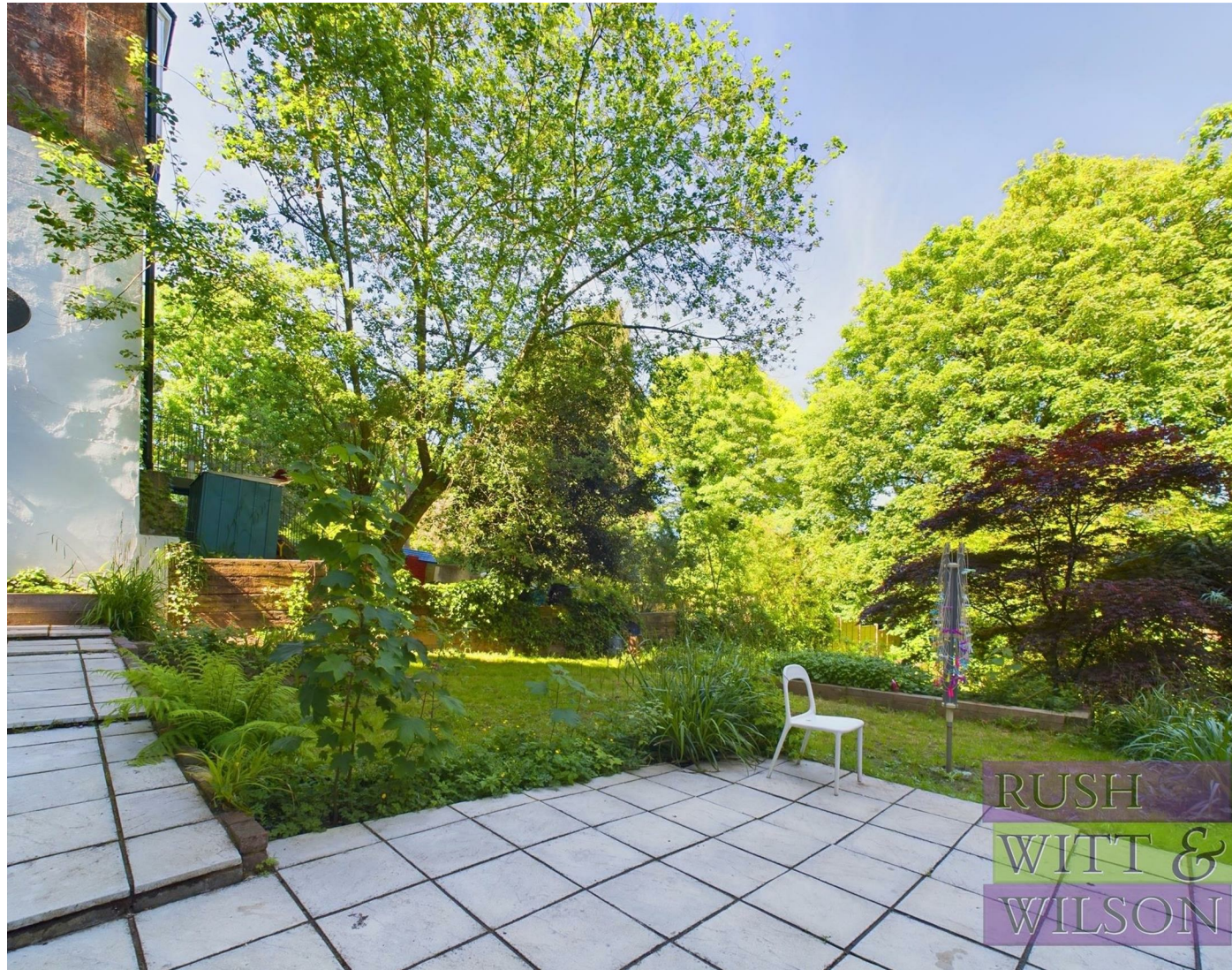
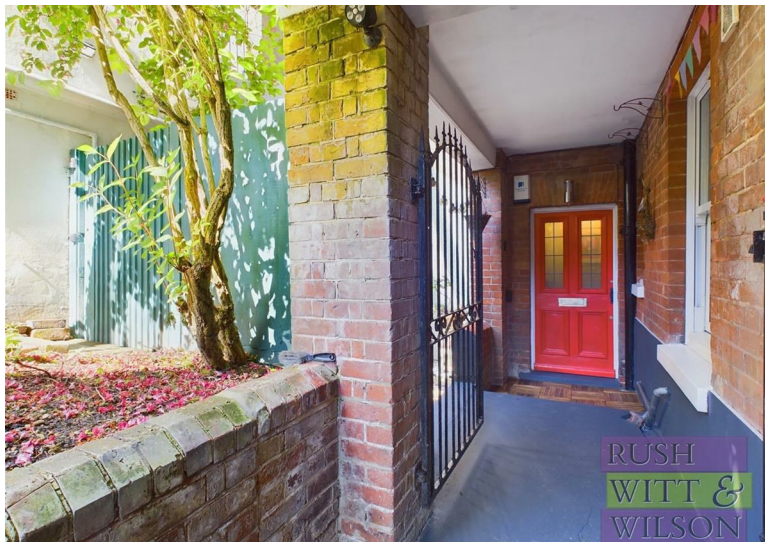


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**Garden Flat, 169 London Road, St. Leonards-On-Sea, East Sussex TN37 6LS
Offers In Excess Of £325,000**

Welcome to this charming apartment located on London Road in a secluded part of the vibrant and thriving St. Leonards-On-Sea area. The property occupies two floors of an old Victorian girl's school. One floor boasts a reception room, two double bedrooms and modern bathroom and kitchen. The lower floor is undeveloped and open to interpretation, completely mirroring the floor plan of the space above. This is ripe for conversion into a workshop, further accommodation or even another self contained apartment - subject to the necessary planning consents. The property offers a unique living experience with the added bonus of a large and secluded rear garden, accessed by attractive and spacious patio steps. The property's location, opposite the beautiful Gensing Gardens, is unbeatable. Seven minutes walk to the local station and direct lines to London and Brighton, and ten minutes the seafront. A bus stop to local amenities is directly outside. Whether you are looking for a peaceful retreat or a convenient place to call home, this apartment ticks all the boxes. Don't miss out on the opportunity to own a piece of this idyllic location. Contact us today to arrange a viewing and make this charming apartment your own.





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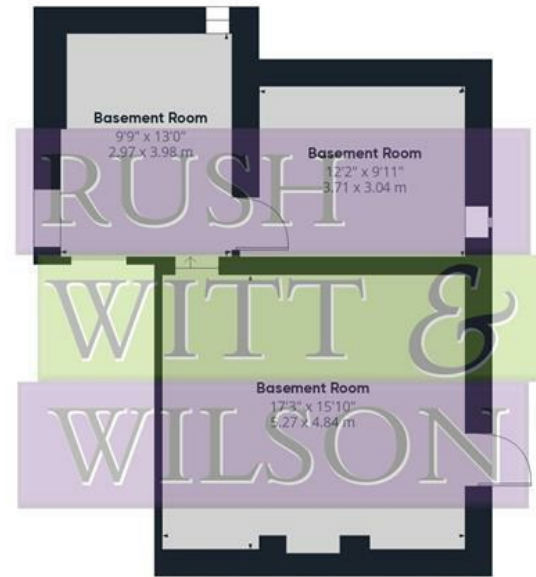
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Floor -1

Approximate total area⁽¹⁾

1462.96 ft²

135.91 m²

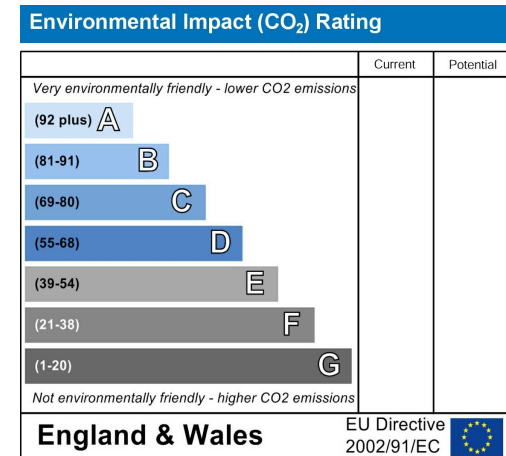
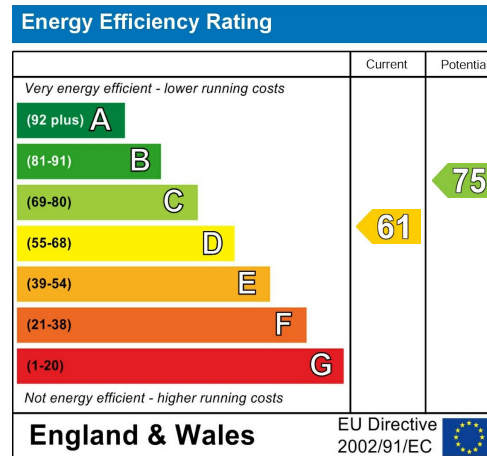
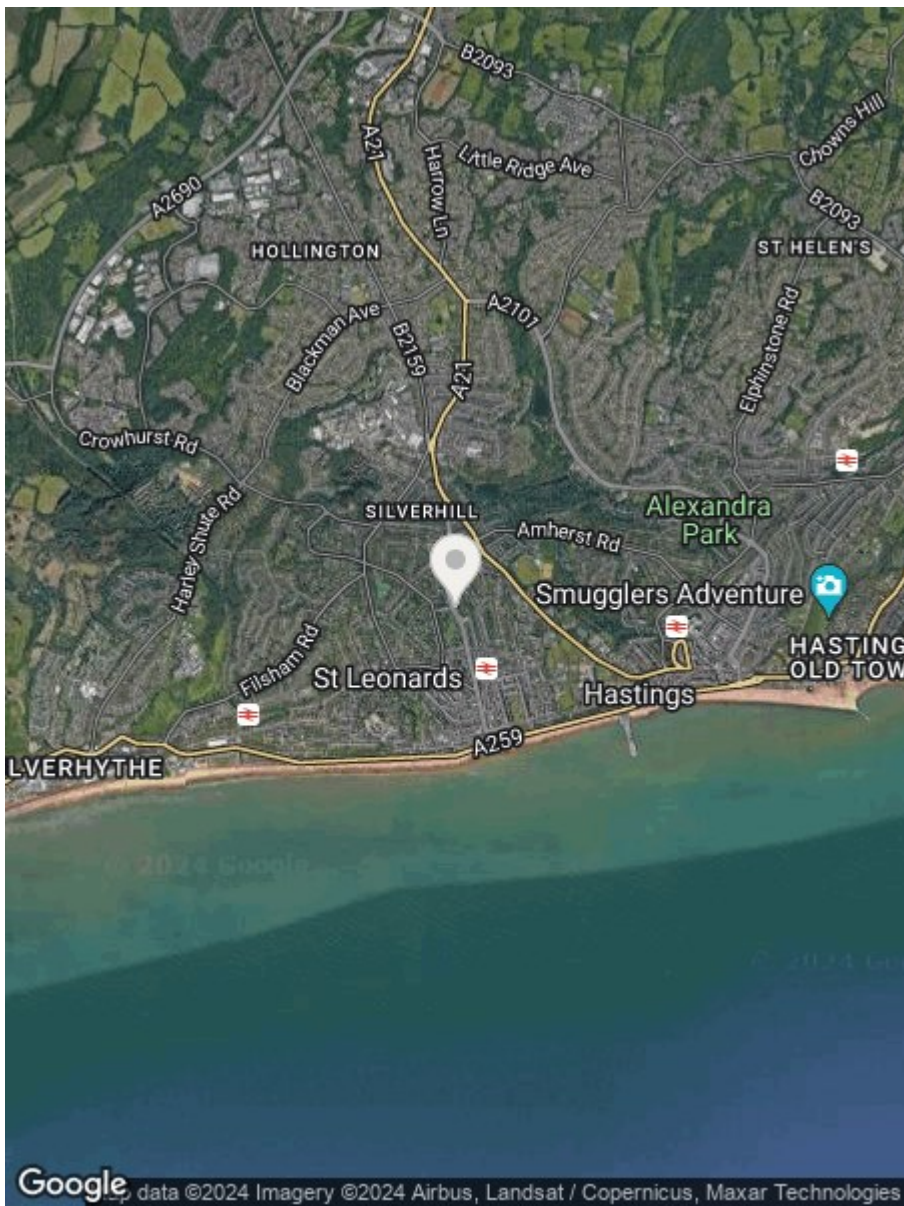


Floor 0

(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.

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