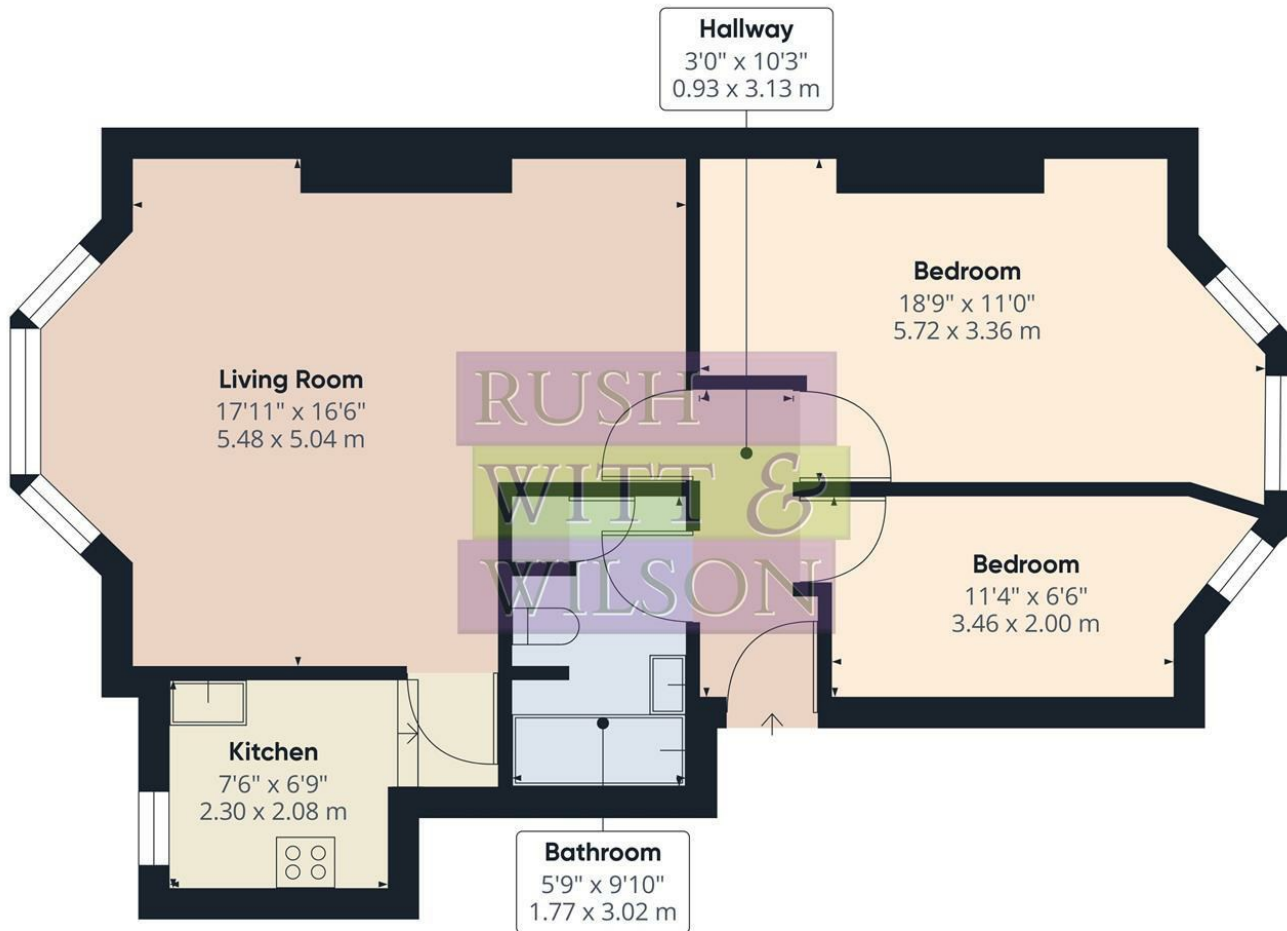




**Flat 3, 125 London Road,
St. Leonards-On-Sea, TN37 6AU
£160,000**

*****CHAIN FREE***** Rush Witt & Wilson welcome to the market this spacious GROUND FLOOR TWO BEDROOM apartment set in a central St. Leonards location. It's enviably positioned within WALKING DISTANCE OF THE BEACH, local independent stores, award winning eateries and galleries along with a mainline railway station with connections to London. The apartment is situated within this VICTORIAN CONVERTED residence and offers the option to apply your style to make it into your own home. This home benefits from a LARGE SITTING ROOM with views to the rear aspect with the front portion of the apartment housing the two bedrooms, one of which could be used as a home office if preferred. So if you are seeking a charming apartment in close proximity to the seafront then this is worthy of your consideration, we look forward to showing you around.





Approximate total area⁽¹⁾
690.18 ft²
64.12 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

