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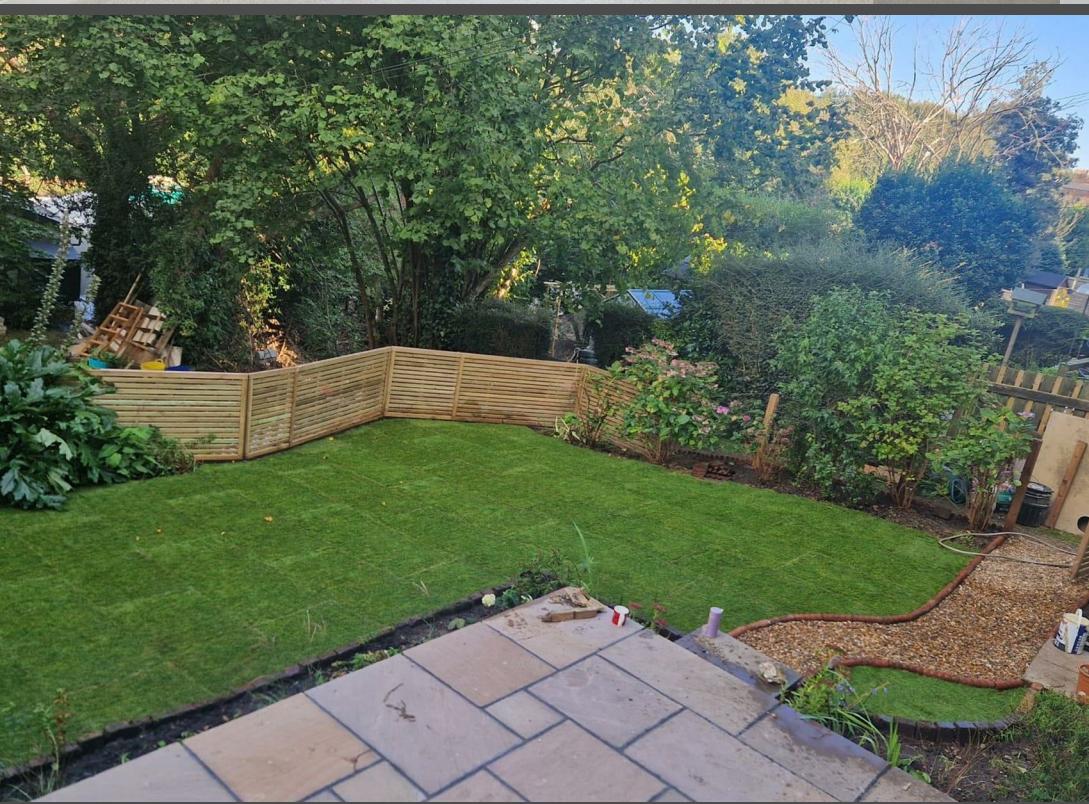
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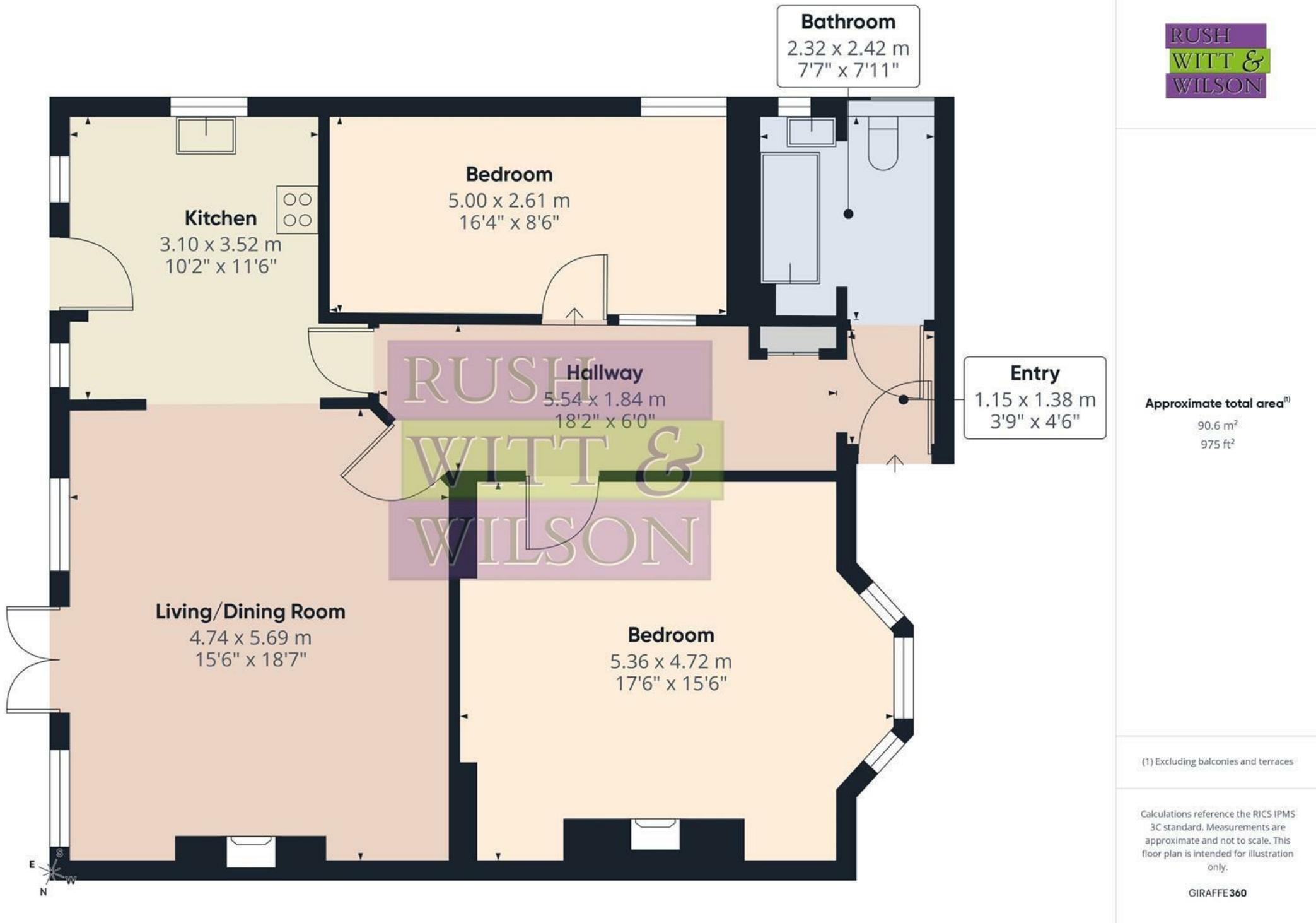
**Garden Apartment 5 Bohemia Road, St. Leonards-On-Sea, TN37 6RA  
£350,000 Leasehold**

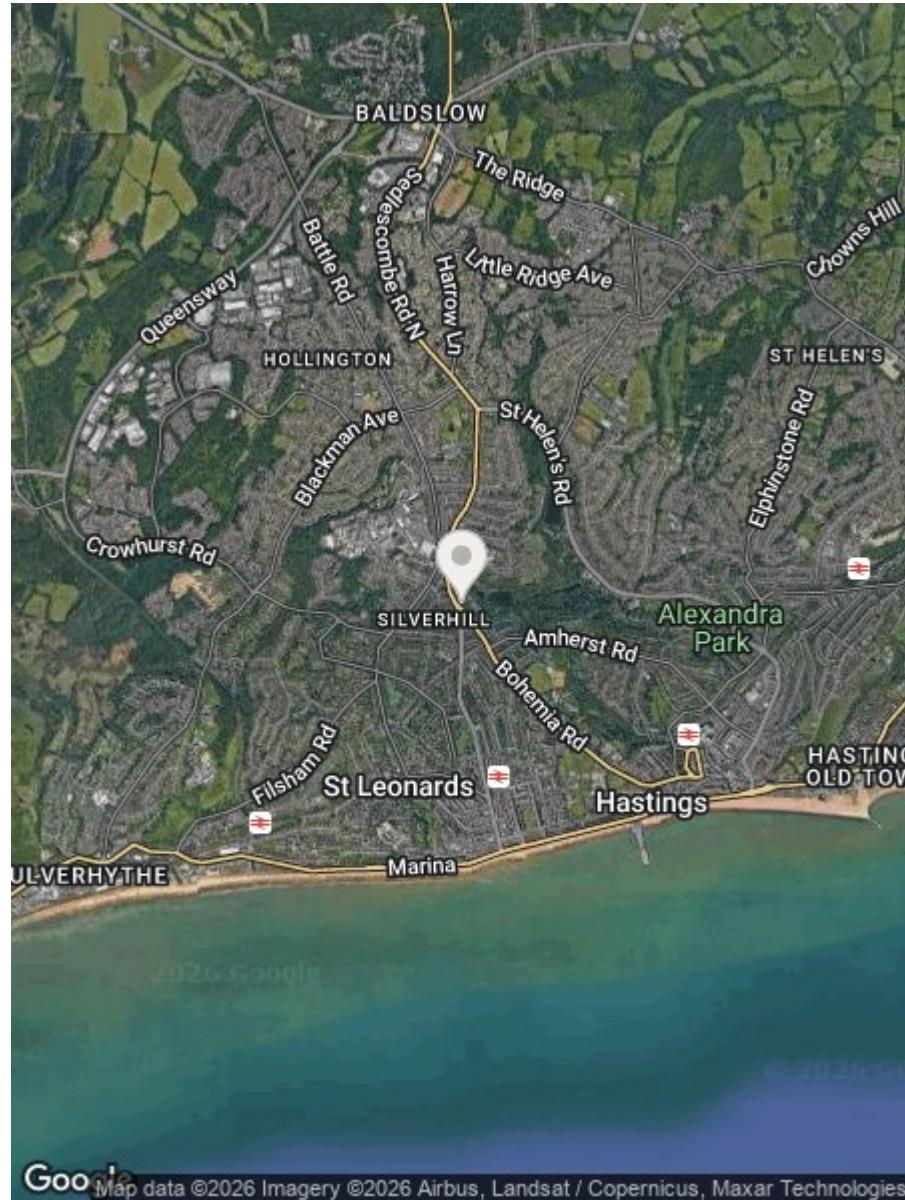
Nestled on the charming Bohemia Road in St. Leonards-On-Sea, this meticulously improved lower ground flat conversion offers a delightful blend of modern living and period charm. As you enter through your own private entrance, you are welcomed into a beautifully designed space that boasts high ceilings and an abundance of natural light, creating an inviting atmosphere throughout. The flat features two well-proportioned bedrooms, perfect for a small family or as a guest room and study. The reception room is a fabulous example of design, showcasing period fireplaces that add character and warmth to the home. The modern fixtures seamlessly integrate with the traditional elements, providing a stylish yet comfortable living environment. The property also benefits from a well-maintained rear garden, ideal for enjoying the outdoors, as well as parking available to the front, ensuring convenience for residents and visitors alike. This flat is not just a home; it is a sanctuary that reflects both charm and character, making it a perfect choice for those seeking a unique living experience in a vibrant coastal town. With its prime location, you will find yourself just a short distance from local amenities, shops, and the beautiful seafront, making this property an excellent opportunity for anyone looking to embrace the St. Leonards-On-Sea lifestyle. Don't miss the chance to make this stunning flat your new home.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	75
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

#### Council Tax Band - A

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

#### Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
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