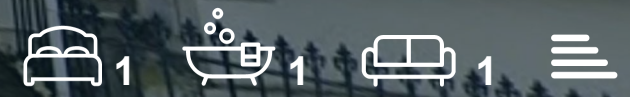


# JOHN BRAY & SONS



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9 St. Johns Road.  
, St. Leonards-On-Sea, TN37 6HP  
**Offers In Excess Of £160,000**



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, St. Leonards-On-Sea, TN37 6HP

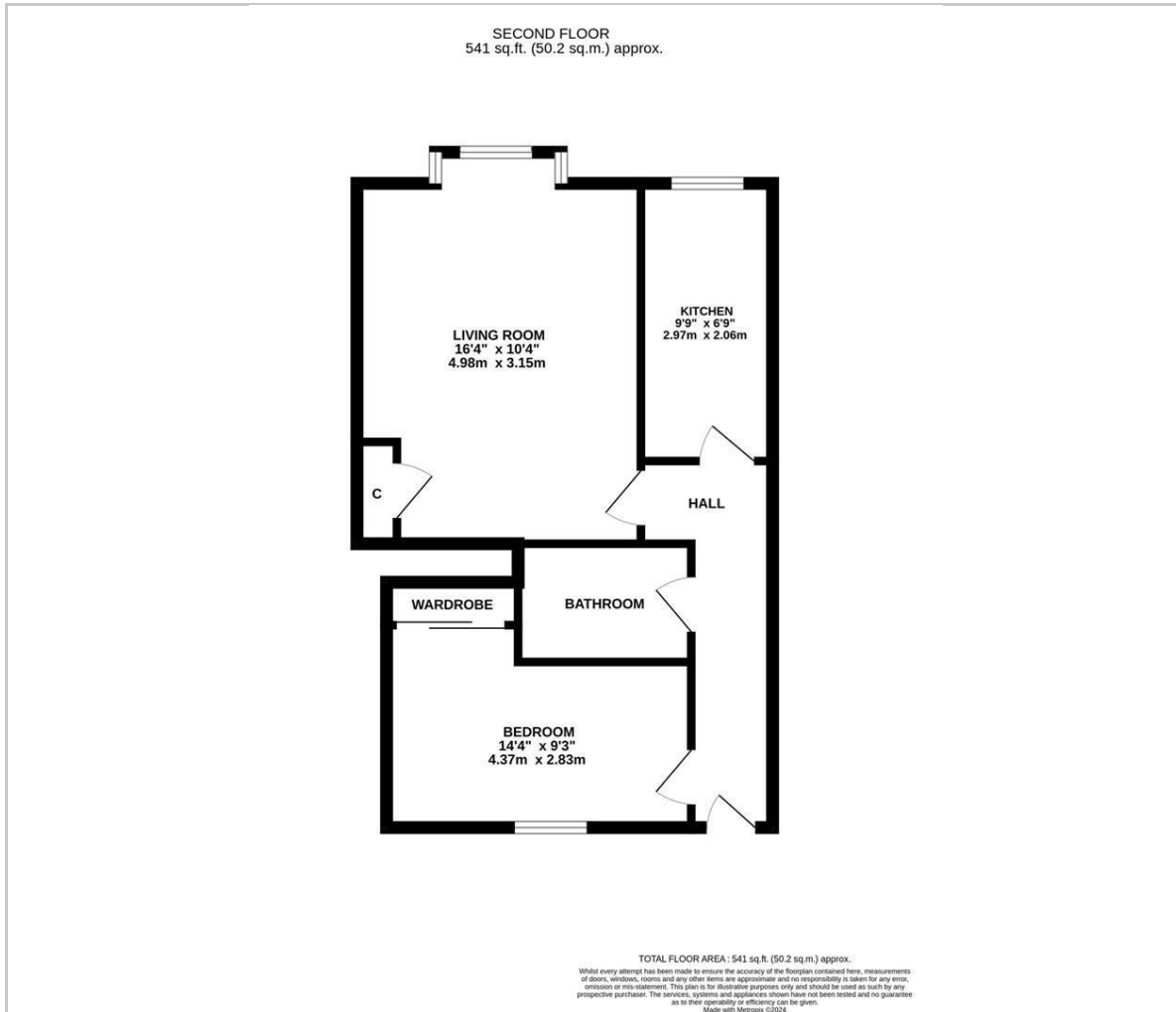
The property: a beautifully presented one bedroom second floor flat in this period residence, located in the sought-after vibrant heart of St Leonards-On-Sea. The accommodation is tastefully decorated in a neutral palette, enjoying herringbone flooring throughout. The generous living space relishes a bay window, allowing natural light to flow through, with plenty of room for a full dining table and benefitting from a built-in cupboard. There is a separate contemporary fitted kitchen which has integrated appliances and ample storage space. The well proportioned double bedroom sits to the rear of the apartment, served by a modern tiled bathroom with a bath with shower over. With no onward chain and set in a prime position this home would make the perfect seaside retreat.

Location: conveniently positioned in a central location, within immediate walking distance of St. Leonards mainline railway station, Gensing Gardens, local independent shops and antique stores, award winning eateries, galleries, the Kino theatre and the beach all on your doorstep. Enjoying everything that the vibrant neighbourhood has to offer, making it an idyllic spot.





## Floor Plan



## Viewing

Please contact our John Bray Hastings Sales Office on 01424 421544 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

