

# JOHN BRAY & SONS



2 St Johns Road  
, St Leonards-On-Sea, TN37 6HP

**Offers In Excess Of £170,000**



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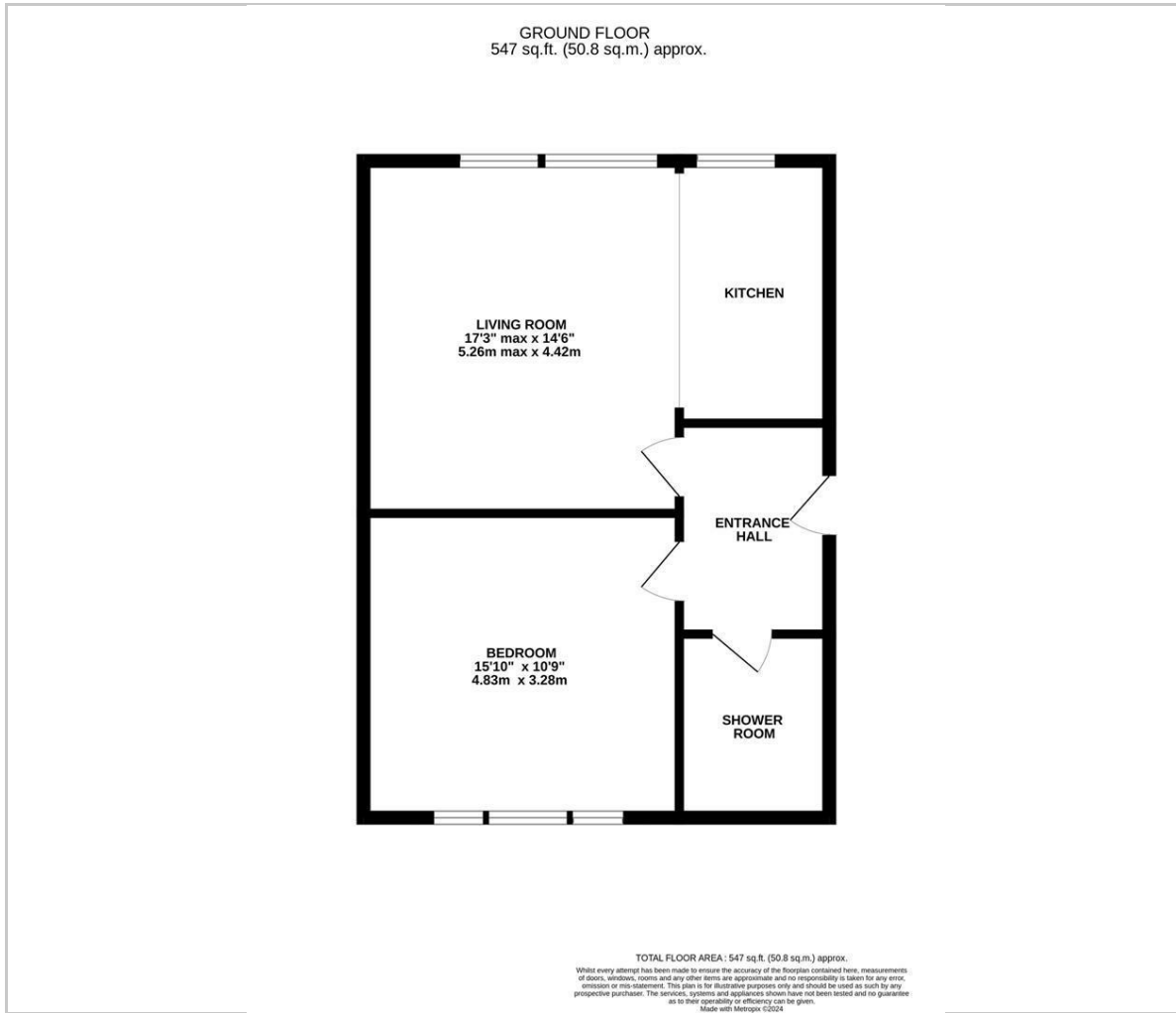
The property: a newly refurbished one bedroom apartment spanning the ground floor of this attractive period building. The accommodation enjoys well proportioned rooms comprising an open plan living space which benefits from a newly fitted, modern kitchen housing integrated appliances to include an oven and hob along with a breakfast bar. There is a double bedroom measuring 15'10 x 10'9 and a luxury shower room. Being sold with a share of freehold and new 999 year lease and no onward chain it would make an ideal first time home or investment property.

The location: situated in a central St. Leonards position within immediate reach of Warrior Square mainline railway station, independant shops, restaurants and the seafront.





## Floor Plan



## Viewing

Please contact our John Bray Hastings Lettings 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

