

# JOHN BRAY & SONS



2 St. Pauls Place  
, St. Leonards-On-Sea, TN37 6HG  
**Offers In Excess Of £400,000**



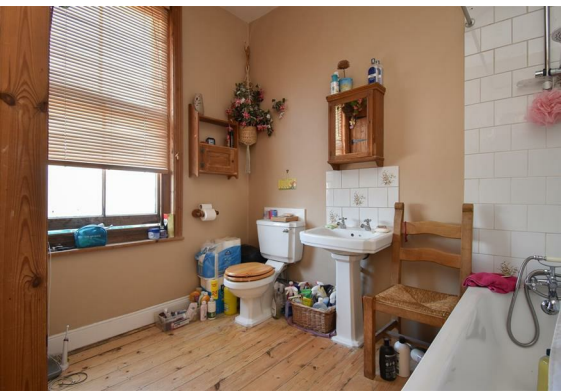
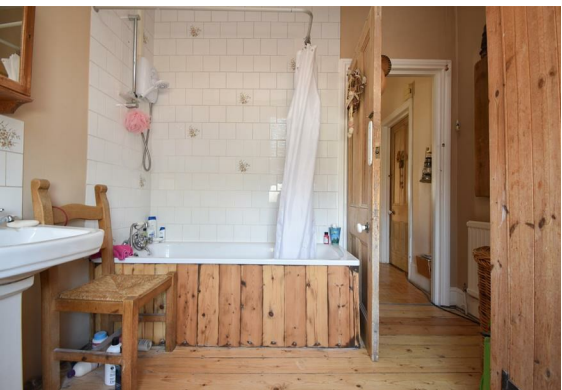
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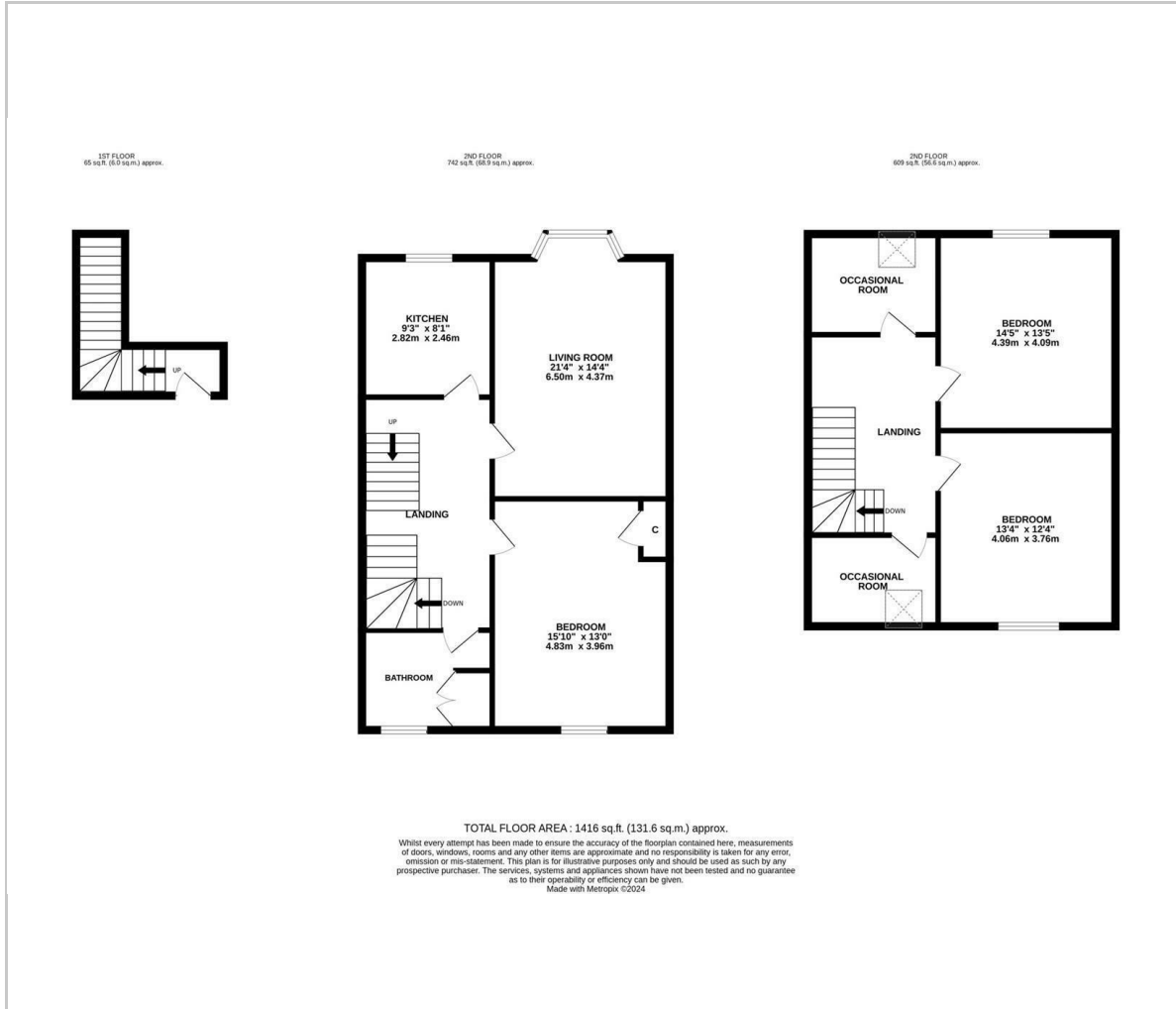
The property: an impressive three bedroom maisonette spanning the two upper floors of this period residence. The accommodation here offers a sense of grandeur, comprising a bay fronted living room which measures 21'4 x 14'4 with panoramic sea views and room for a full dining table, enjoying a separate fitted kitchen providing ample storage space. There are three bedrooms, the principle bedroom is also on this floor together with a family bathroom where there is a bath with shower over while the further two double bedrooms can be found on the upper floor. There are also two occasional bedrooms both benefitting from velux windows and handy eaves storage. Relishing impressive proportions, being sold with a long lease and share of freehold.

The location: situated in a sought after position in St. Leonards this spacious and charming property is enviably positioned within walking distance to the beach and central St. Leonards where there are independent shops, restaurants, galleries and a mainline railway station, plus bus routes within easy reach. This property would make the perfect seaside retreat.





## 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

