



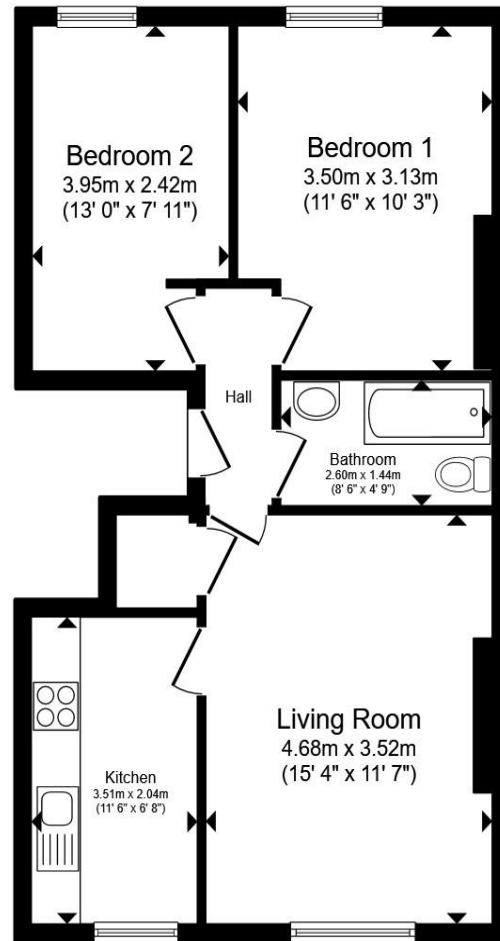
**Church Road, St. Leonards-On-Sea TN37 6EF**

**welcome to**

**Church Road, St. Leonards-On-Sea**

\*CHAIN FREE\* A spacious two-bedroom apartment set in a popular part of St Leonard's, conveniently located within easy reach of the mainline train station and local amenities. The property is in need of some refurbishment making it perfect to put your own stamp on.





### Entrance Hall

### Living Room

11' 7" x 15' 4" ( 3.53m x 4.67m )

### Kitchen

6' 8" x 11' 6" ( 2.03m x 3.51m )

### Bedroom One

10' 3" x 11' 6" ( 3.12m x 3.51m )

### Bedroom Two

7' 11" x 13' ( 2.41m x 3.96m )

### Bathroom

4' 9" x 8' 6" ( 1.45m x 2.59m )

Total floor area 53.4 m<sup>2</sup> (575 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to

## Church Road, St. Leonards-On-Sea

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- CHAIN FREE
- TWO DOUBLE BEDROOMS

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 1752.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 26 Sep 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£110,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/HAS123760](https://fox-and-sons.co.uk/Property/HAS123760)



Property Ref:  
HAS123760 - 0002

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