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**Flat 2, 4 Brittany Road, St. Leonards-On-Sea, TN38 0RA**  
**Offers In Excess Of £240,000 Leasehold**



Nestled in the desirable Brittany Road area of St. Leonards-On-Sea, this spacious two-bedroom ground floor apartment presents an excellent opportunity for those seeking comfortable living in a vibrant community. The property boasts a well-designed layout that includes an inviting entrance porch, a welcoming hallway, a generous living room, a fitted kitchen with under floor heating, two bedrooms, and a bathroom with a WC and under floor heating. One of the standout features of this apartment is the ample loft storage, providing practical solutions for your belongings. Externally, residents can enjoy a charming garden area, perfect for relaxation or outdoor entertaining, as well as the convenience of a garage with an up-and-over door, ensuring secure parking and additional storage options. The location is particularly appealing, with easy access from Gilbert Road. Residents will benefit from a variety of nearby shopping facilities, making daily errands a breeze. Furthermore, the property is well-served by regular transport links, including the Warrior Square train station, which offers direct connections to London, making it ideal for commuters. This apartment combines comfort, convenience, and a prime location, making it a perfect choice for first-time buyers, downsizers, or investors alike. Don't miss the chance to make this delightful property your new home.



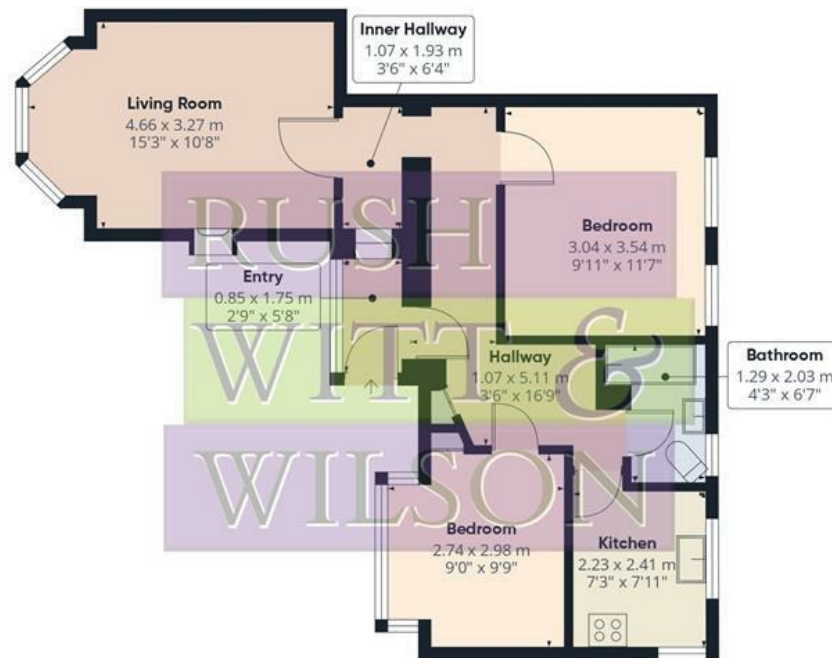




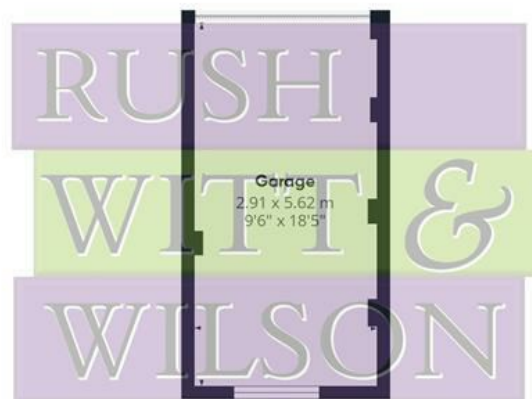








Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

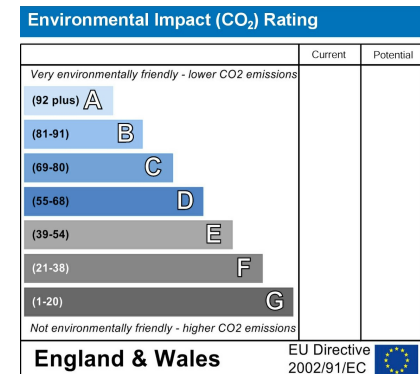
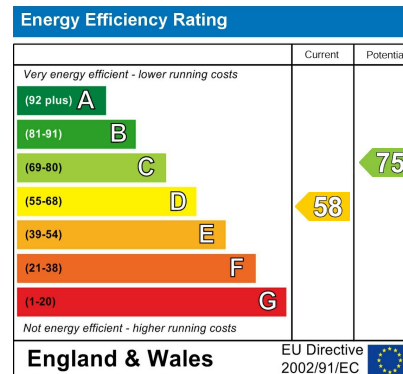
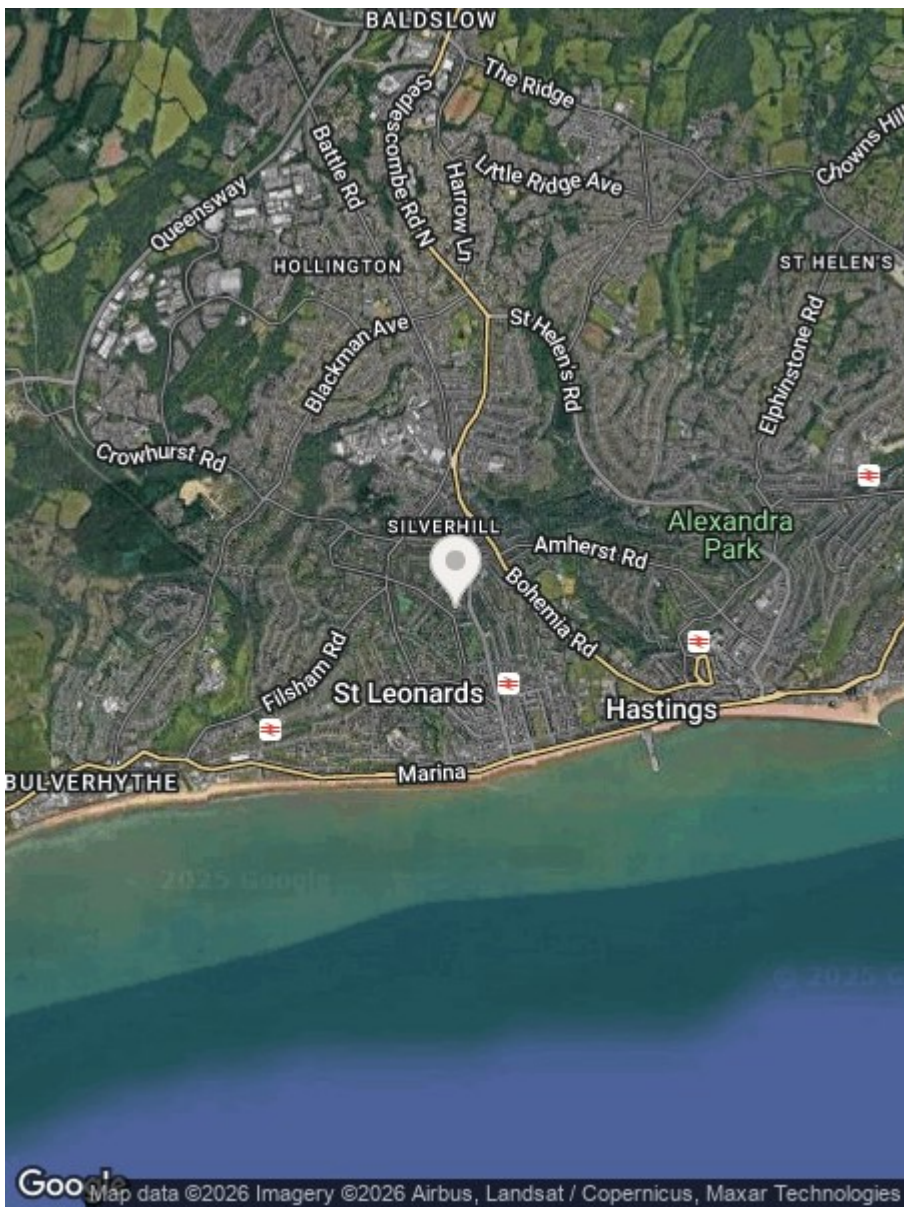
69.1 m<sup>2</sup>

743 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Council Tax Band - B

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.

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