

# Abbott & Abbott

Estate Agents, Valuers and Lettings



17 Pevensey Road, St. Leonards-On-Sea, TN38 0JY

£210,000





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# 17 Pevensey Road

St. Leonards-On-Sea, TN38 0JY

- 2 Bedroom, Hall Floor Flat
- Sizeable Bedrooms
- Open-Plan Kitchen/Living Room
- Lower End Position on Pevensey Road
- A Few Minutes Walk From Warrior Square Station

\*\*\* PRICE REDUCTION \*\*\*

A rare opportunity to secure a spacious ground floor two double bedroom flat in the absolute heart of central St Leonards-on-Sea — a genuinely unbeatable position where everything is quite literally on your doorstep.

Set within an attractive Victorian building, the property boasts impressive ceiling height throughout enhancing the sense of space and light alongside a generous open-plan kitchen/living area that forms the hub of the home.

Both bedrooms are doubles, offering a practical and versatile layout suited to owner-occupiers, second-home buyers or investors alike.

Ground floor properties in this location very rarely come to market, making this a standout opportunity for those seeking convenience, accessibility and long-term potential in equal measure.

The flat does require modernisation, but presents itself as a solid and highly liveable “doer-upper” ideal for buyers looking to move straight in and improve over time adding value as they go.

Location-wise, it doesn't get much better: the beach is less than a five-minute walk away, the mainline station is within three minutes, and an ever-popular mix of independent shops, cafés, restaurants and galleries sit just around the corner.

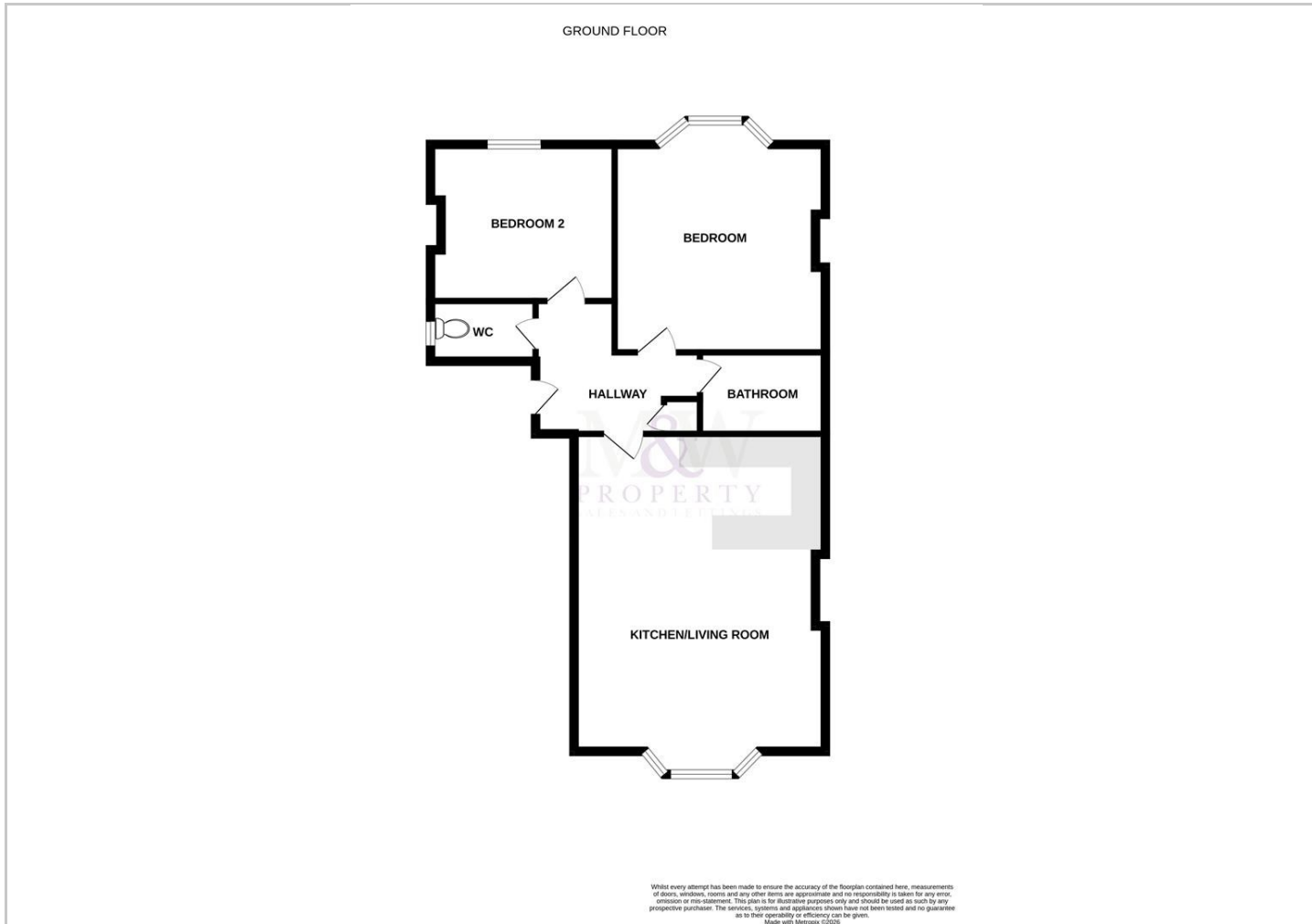
A prime, hard-to-find home with huge upside in one of St Leonards' most sought-after areas.







## Floor Plans



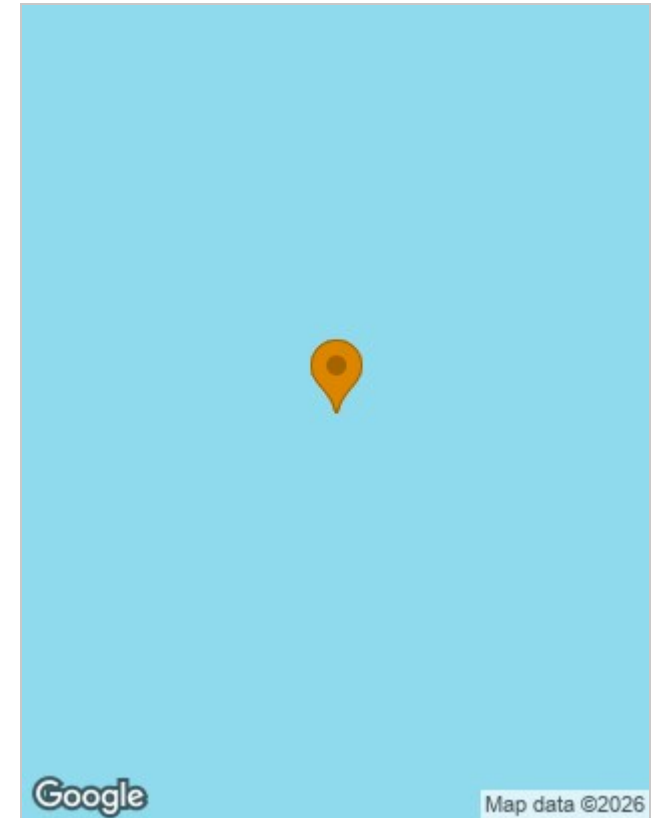
## Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

