Charles Road, St. Leonards-On-Sea TN38 0QA

Offers in excess of £260,000

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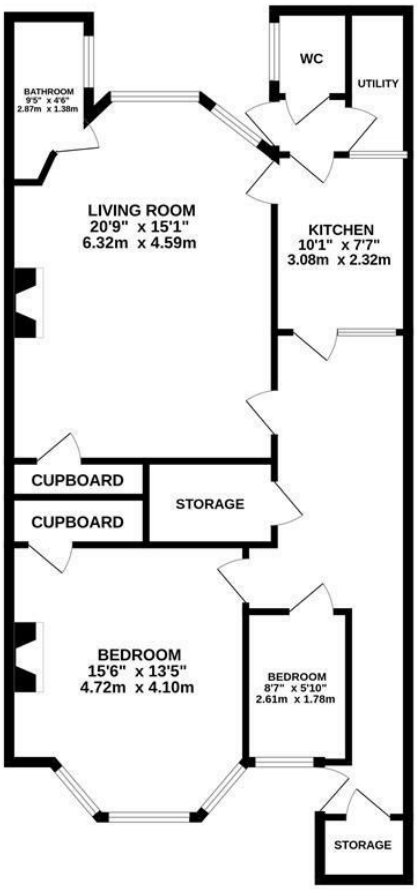
A spacious TWO BEDROOM APARTMENT with a PRIVATE COURTYARD and FRONT GARDEN situated in a sought after pocket of St. Leonards On Sea. It's enviably positioned ADJACENT TO GENSING GARDENS and a short stroll from the hub of St. Leonards with its eateries, shops, the seafront and mainline railway station which offers connections to London stations. Spanning the LOWER GROUND FLOOR of this period residence, the accommodation here enjoys GENEROUS PROPORTIONS and is arranged as a spacious BAY FRONTED LIVING ROOM with a FEATURE FIREPLACE and BUILT-IN STORAGE, which leads through to the FITTED KITCHEN. There are two bedrooms positioned at the front of the property with the primary enjoying a BAY WINDOW and BUILT-IN STORAGE. The bathroom, with bath and shower over, is positioned at the rear of the property together with a SEPARATE W/C and UTILITY ROOM. There is also a HANDY CLOAK CUPBOARD located in the entrance hallway. Externally there is a PRIVATE COURTYARD at the rear whilst to the front, there is a generous gravelled area. Being sold with NO ONWARD CHAIN, this fantastic property would make the perfect seaside retreat and is not to be missed.

GROUND FLOOR
954 sq.ft. (88.6 sq.m.) approx.



TOTAL FLOOR AREA : 954 sq.ft. (88.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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