



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

**Offers in excess of £300,000**



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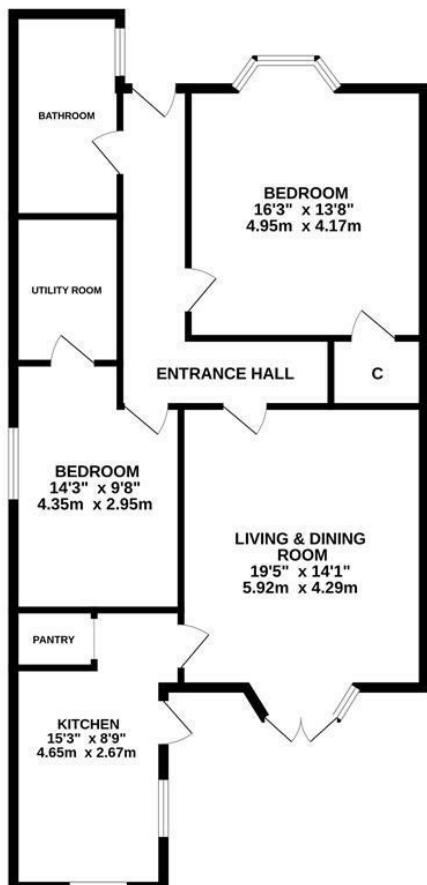
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A beautifully presented two bedroom GARDEN APARTMENT occupying a leafy St. Leonards location within walking distance of local shops and equidistant to Hastings Town centre and the hub of St. Leonards On Sea, both with mainline railway stations and connections to London. Accessed via a PRIVATE ENTRANCE the accommodation here has UNDERGONE TOTAL RESTORATION offering a stylish and well proportioned space. The living room enjoys a feature fireplace and a LARGE BAY WINDOW with double doors opening out to the PRIVATE REAR GARDEN, it leads through to the kitchen which benefits from a bright dual aspect, a WALK-IN PANTRY and is fitted with BESPOKE AND LOCALLY MADE SOLID WOOD KITCHEN UNITS with an iive range oven and open shelving. There are two generous bedrooms together with a luxury bathroom where there is a roll top bath. The large utility room with plumbing for utilities is accessed via the second bedroom. The garden features a decked area which provides an idyllic spot to dine al-fresco with steps down to an expanse of lawn, enjoying a Westerly aspect it's perfectly positioned to enjoy the afternoon sun.

LOWER GROUND FLOOR  
962 sq.ft. (89.4 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.4 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. 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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