



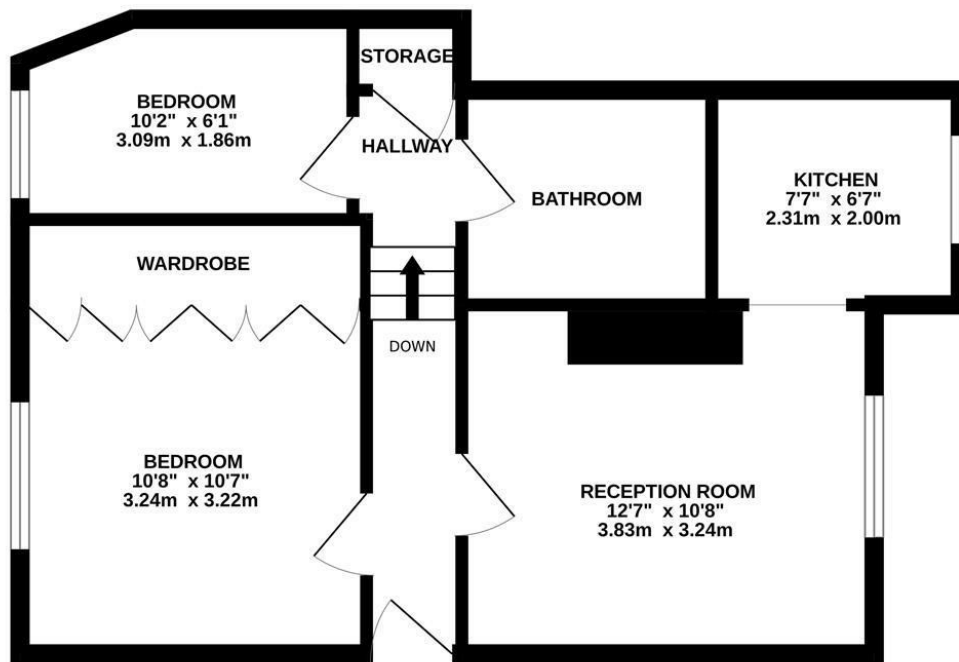
## Sussex Road, St. Leonards-On-Sea TN38 0BS

Offers in excess of £150,000



A newly renovated TWO BEDROOM ground floor apartment. Occupying an IDYLIC SPOT adjacent to the beach it's perfectly placed for LIFE BY THE SEA, within easy reach of local eateries, independent shops, galleries and within walking distance of the main railway station at Warrior Square and West St Leonards. The accommodation here enjoys ENGINEERED OAK FLOORING throughout and is arranged as a BRIGHT LIVING ROOM positioned at the rear of the property leading through to the MODERN FITTED KITCHEN which offers ample storage, worktop space and a newly fitted induction hob. There are two bedrooms, both enjoying a front aspect, together with a STYLISH FAMILY BATHROOM where there is a bath with shower and screen over. The principal bedroom also benefits from BUILT-IN WARDROBES. Being sold with NO ONWARD CHAIN and in a SOUGHT AFTER LOCATION this fantastic property would make the PERFECT FIRST TIME HOME or seaside retreat. The property benefits from a LONG LEASE of in excess of 900 YEARS with an annual service charge of £1,200.

GROUND FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 483 sq.ft. (44.9 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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