



**Campbell Court Gresham Way, St. Leonards-On-Sea TN38 0UG**

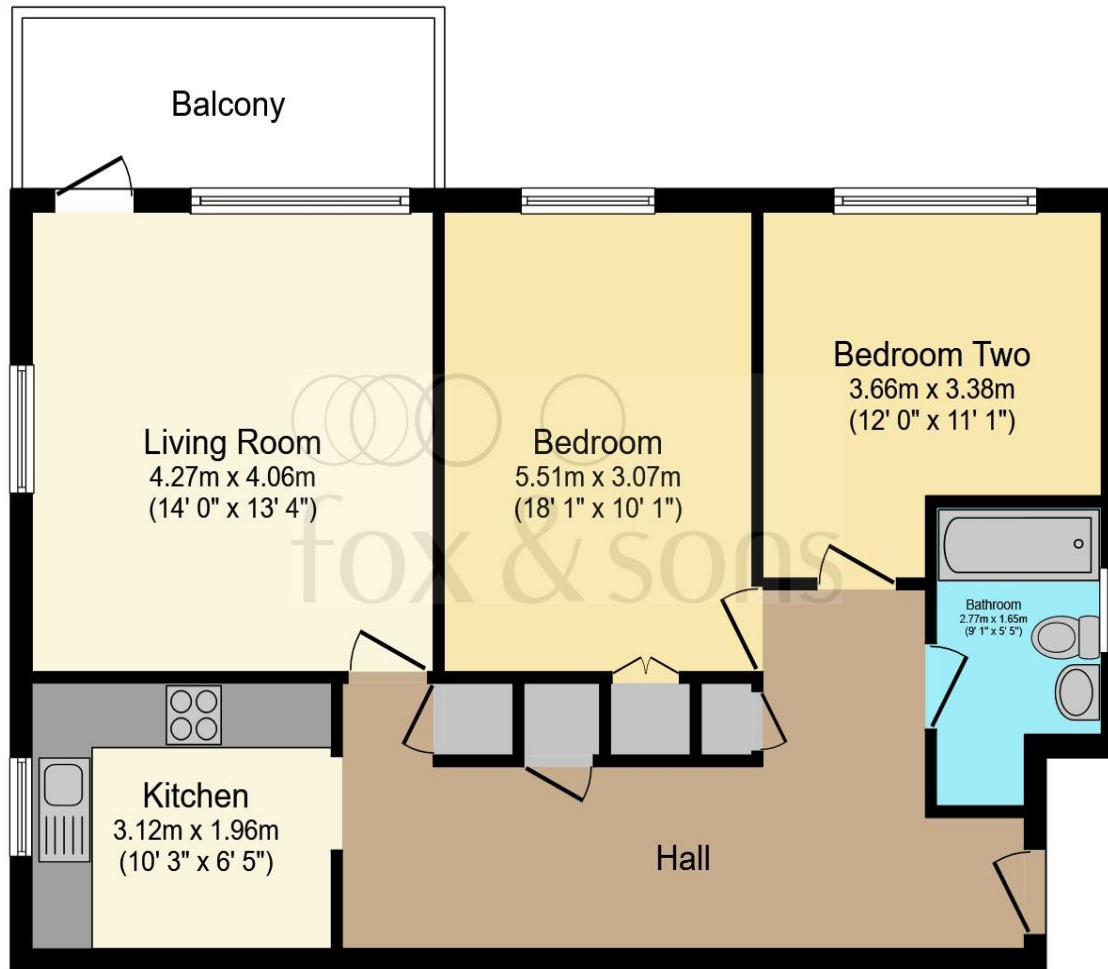


**welcome to**

**Campbell Court Gresham Way, St. Leonards-On-Sea**

**\*\*GUIDE PRICE £190,000 - £200,000\*\*** Located in the highly sought after West St Leonards area is this well presented, bright and spacious two bedroom first floor flat close to schools, train station and local amenities. Benefiting from balcony, garage en bloc and communal gardens.





## Communal Entrance Hall

### Entrance Hall

### Living Room

13' 4" x 14' ( 4.06m x 4.27m )

### Kitchen

6' 5" x 10' 3" ( 1.96m x 3.12m )

### Bedroom One

10' 1" x 18' 1" ( 3.07m x 5.51m )

### Bedroom Two

11' 1" x 12' ( 3.38m x 3.66m )

### Bathroom

5' 5" x 9' 1" ( 1.65m x 2.77m )

### Balcony

Total floor area 71.3 m<sup>2</sup> (767 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Campbell Court Gresham Way, St. Leonards-On-Sea

- Two Double Bedroom First Floor Flat
- Balcony
- Garage En Bloc
- Bright and Spacious Throughout
- Highly Sought After Location

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1968.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

# £190,000 - £200,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/HAS123067](https://fox-and-sons.co.uk/Property/HAS123067)



Property Ref:  
HAS123067 - 0006

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