



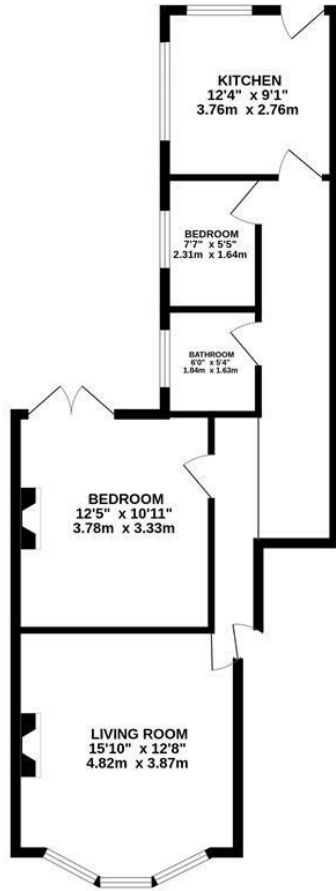
Magdalen Road, St. Leonards-On-Sea TN37 6EG

Offers in excess of £285,000



A well-proportioned TWO BEDROOM APARTMENT with a PRIVATE GARDEN situated in a sought after ST. LEONARDS location, just a short walk from the seafront. It's enviably placed for life by the coast with the hub of St. Leonards-On-Sea close by offering a collection of local shops, eateries, galleries and two mainline railway stations with connections to London. The accommodation here enjoys a GENEROUS LIVING ROOM which measures an impressive 15'10 x 12'8 and benefits from a large, front facing BAY WINDOW. There are two bedrooms and a modern shower room. The FITTED KITCHEN is positioned at the rear of the property and provides ample storage together with plenty of worktop space and access out to the garden which provides an area of gravel and lawn. Being sold with a SHARE OF FREEHOLD and 963 years remaining on the lease, this charming property would make the PERFECT FIRST TIME HOME or seaside retreat.

GROUND FLOOR
600 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 600 sq.ft. (55.8 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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