

15 The Briers Old Roar Road, St. Leonards-On-Sea, TN37 7HX
£200,000 Share of Freehold

A RARE OPPORTUNITY – SPACIOUS TWO BEDROOM APARTMENT WITH LARGE BALCONY, GARAGE AND SHARE OF FREEHOLD

An exceptional opportunity to acquire a particularly spacious two double bedroom, second floor purpose-built apartment, situated within this highly sought-after residential development where properties rarely become available. Enjoying elevated views from its impressive private balcony, this desirable apartment offers generous accommodation, excellent storage, lift access and the added convenience of a private garage. The property is particularly impressive for its well-proportioned accommodation, with the centrepiece being the substantial living room measuring in excess of 19' x 13'3", providing an excellent space for both relaxing and entertaining. The living accommodation is further complemented by a large private balcony, enjoying an elevated outlook and offering the perfect setting to sit and unwind. The separate kitchen is another generously sized room, measuring approximately 11'2" x 9', providing ample space for everyday cooking and storage. Both bedrooms are comfortable doubles and benefit from built-in wardrobes, whilst the accommodation is served by a spacious family bathroom together with the additional convenience of a separate shower room.

The development itself is particularly well regarded, with apartments seldom offered to the open market. Residents enjoy the benefits of well-maintained communal facilities, including a passenger lift providing convenient access to the second floor. Further advantages include a private garage situated within a block, providing secure parking or useful additional storage. The location is equally appealing, being conveniently positioned for local bus services, neighbourhood shops and everyday amenities. The nearby A21 provides excellent road connections, whilst the beautiful open spaces of Alexandra Park are also within easy reach.

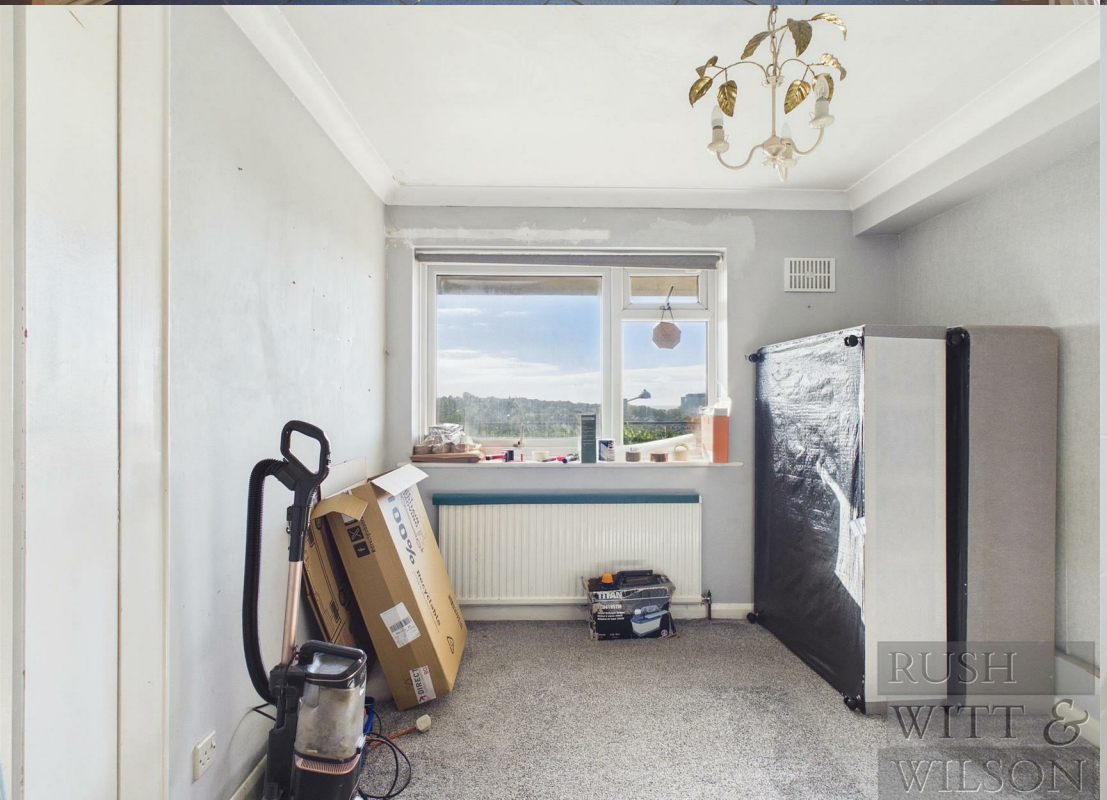







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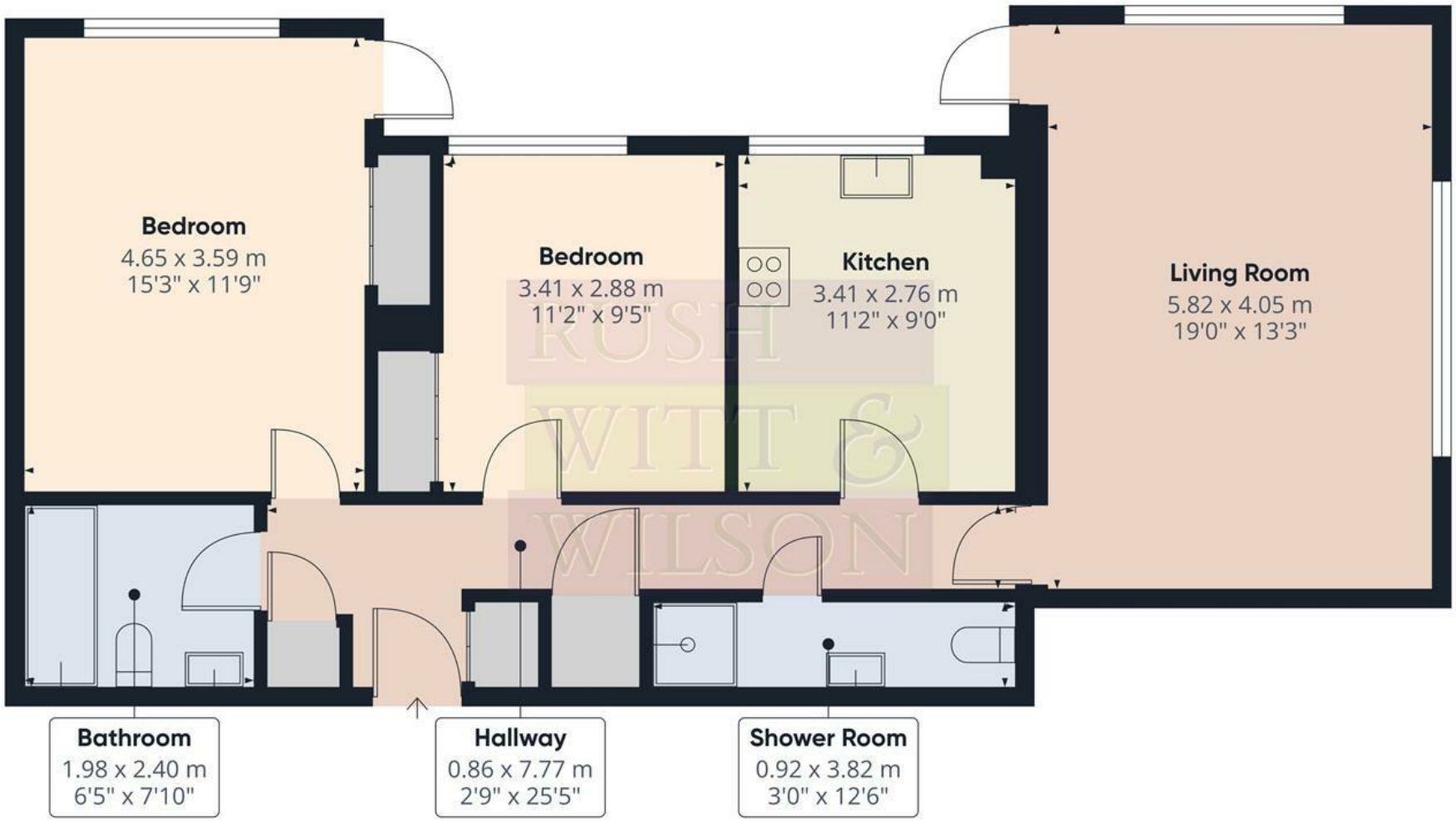

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Approximate total area(1)

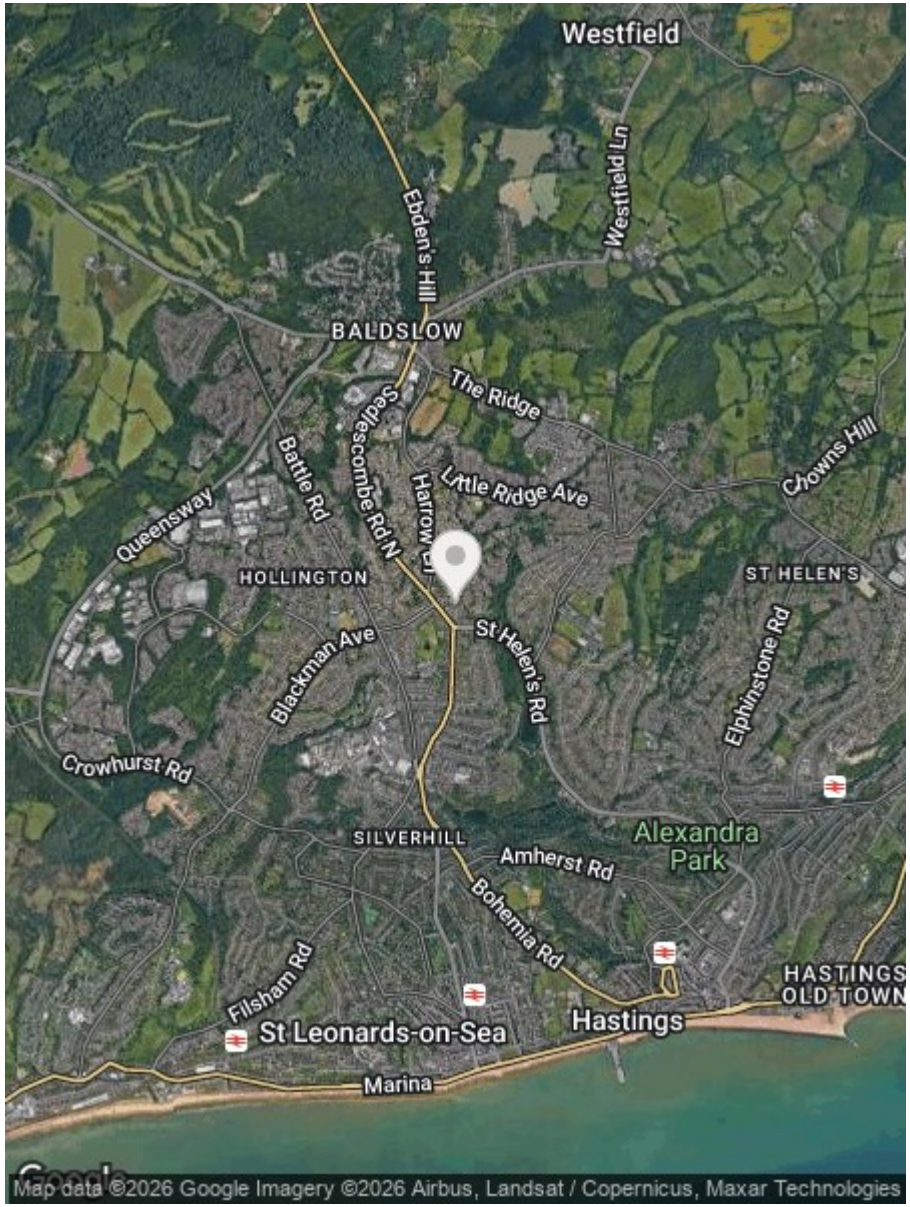
82.4 m²

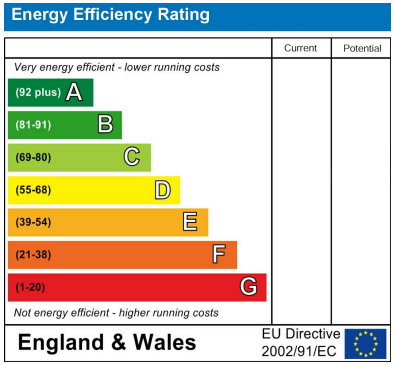
889 ft²

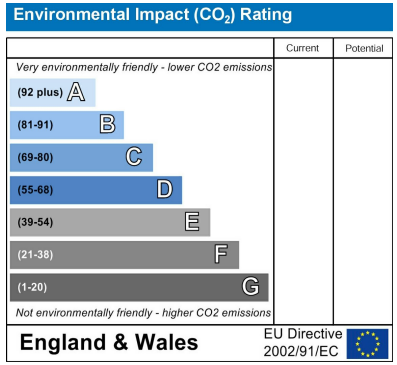
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Council Tax Band - B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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