

ROBIN SMITH exp



Edinburgh Road, St Leonards, TN38 8HH

offers in the region of: £200,000



PROPERTY DESCRIPTION

Private two double debroomed ground floor garden flat with both front and rear gardens

A rarely available two-bedroom ground floor garden flat with its own private front and rear gardens, positioned within this highly sought-after West St Leonards location.

Set within a purpose-built block and enjoying easy ground floor access, this spacious home offers an excellent balance of practicality, privacy and outdoor space – making it an ideal option for downsizers, first-time buyers, pet owners or anybody seeking lateral living without compromising on outside space.

A particularly rare feature is that both the enclosed front garden and the generous rear garden are private to the flat, creating a genuine sense of separation and ownership seldom found with apartments of this type.

The accommodation is well proportioned throughout and comprises a spacious entrance hall with ample storage, a bright 14ft lounge/diner overlooking the attractive front garden, a modern fitted kitchen with integrated appliances and direct access out to the rear garden, two well-sized bedrooms with fitted wardrobes, and a stylish contemporary shower room featuring a large walk-in shower.

The rear garden has been thoughtfully arranged for low-maintenance outdoor living, with a substantial sandstone patio ideal for entertaining and al-fresco dining, leading onto a level lawn with planted borders and fenced boundaries. In addition, there is a highly useful utility/store room with power and light, incorporating a washing machine, tumble dryer and chest freezer within the sale.

To the front, the enclosed private garden further enhances the feeling of independence and curb appeal, offering an attractive outlook from the lounge and second bedroom.

Further benefits include gas fired central heating, double glazing, modern décor throughout and pets being permitted within the lease.

Conveniently situated within easy reach of local schools, bus routes, St Leonards seafront, promenade and Hastings Town Centre, with its comprehensive shopping facilities and mainline railway connections.

Early viewing is highly recommended to appreciate the space, privacy and unusually generous outdoor areas this excellent ground floor home provides.



The Flow

Private front door opens onto a bright hallway - leading to living room, bedrooms, kitchen, shower room and outdoors





Modern kitchen and Shower Room



GARDEN & EXTERIOR

Both east and west facings enclosed gardens



ROBIN SMITH | PERSONAL ESTATE AGENT

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Hastings & St Leonards

