



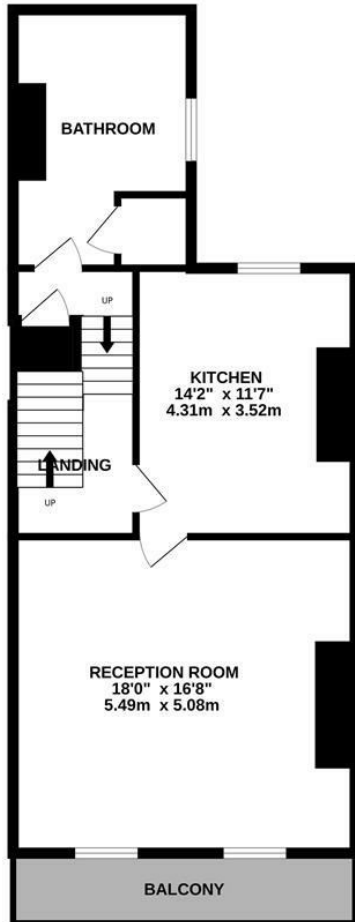
Magdalen Road, St. Leonards-On-Sea TN37 6EP

£275,000



A wonderful and particularly generously proportioned UPPER APARTMENT with PRIVATE GARDEN. This superb space also boasts PRIVATE BALCONY and is arranged over two floor and enjoys ATTRACTIVE VIEWS TO THE SEA. Occupying an idyllic location a short walk from the seafront this property is enviably placed for life by the coast, it's a brief stroll from the hub of St. Leonards-On-Sea offering a collection of local shops, eateries, galleries and two mainline railway stations within walking distance. Spanning the top two floors of this IMPRESSIVE PERIOD RESIDENCE, the accommodation here offers HUGE SCOPE WITH POTENTIAL to create a fabulous home within this leafy central St Leonards setting. The GENEROUS LIVING ROOM is positioned at the front of the property measuring an impressive 18'0 x 16'8 while the kitchen is adjoining and enjoys a rear view towards the sea and Beachy Head. The family bathroom is also on this floor while the three WELL PROPORTIONED BEDROOMS can be found on the upper floor. The Garden whilst not directly accessed from the property would be an ideal space to create a STUDIO or WORK SPACE as others in the street have done with its own independent, private access or simply a superb space to enjoy the Summer months. The property is being sold with a NEW 999 YEAR LEASE on completion and a SHARE OF FREEHOLD, this fantastic property would make the perfect seaside home and is not one to be missed.

SECOND FLOOR
637 sq.ft. (59.2 sq.m.) approx.



THIRD FLOOR
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA: 1263 sq.ft. (117.3 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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