



OAKFIELD



Anglesea Terrace, St. Leonards-On-Sea TN38

Offers In Excess Of £290,000



## Anglesea Terrace, St. Leonards-On-Sea TN38

Charming Two-Bedroom Lower Ground Floor Flat with Private Garden – St Leonard's on Sea

Nestled in the heart of vibrant St Leonard's on Sea, this delightful two-bedroom lower ground floor flat offers a unique blend of period charm and modern living. Boasting plenty of character, the property features high ceilings, elegant architectural details, and a stylish open-plan kitchen and living space—perfect for contemporary lifestyles.

The well-appointed kitchen is designed for both functionality and aesthetics, with sleek modern units, integrated appliances, and ample space for entertaining. Two generously sized bedrooms and a modern fitted bathroom with a shower over the bath.

One of the standout features of this property is its private garden—a rare find in this sought-after area. Whether you're looking to unwind with a morning coffee, entertain guests, or enjoy some gardening, this outdoor space provides the perfect retreat.

Located just a short stroll from St Leonard's seafront, trendy cafés, independent shops, and excellent transport links, this characterful home is ideal for those looking to enjoy coastal living with a touch of elegance.





### Living Room

19'8" x 14'1" (6.00m x 4.30m)

### Kitchen

14'5" x 7'3" (4.40m x 2.20m)

### Bedroom 1

20'8" x 10'6" (6.3m x 3.2m)

### Bedroom 2

11'10" x 6'11" (3.60m x 2.10m)

### Bathroom

9'10" x 5'3" (3m x 1.6m)

### Utility Room

7'3" x 6'7" (2.21m x 2.01m)

**Council Tax Band A - £1,702.76**

### Lease Information

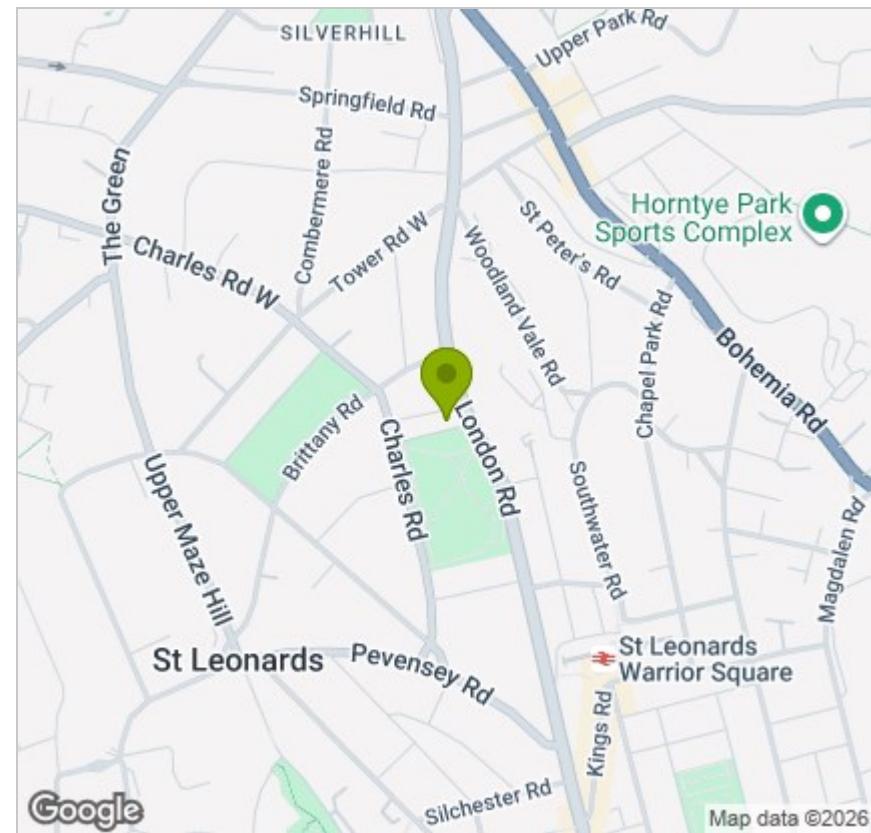
The seller advises that the property is offered as leasehold and has approximately 976 years remaining on the lease and the maintenance is approximately £2149.10 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



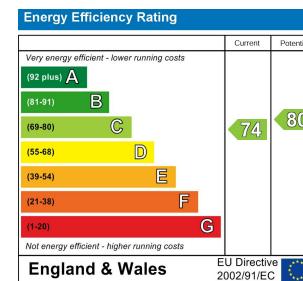
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact us on 01424 224700  
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.