



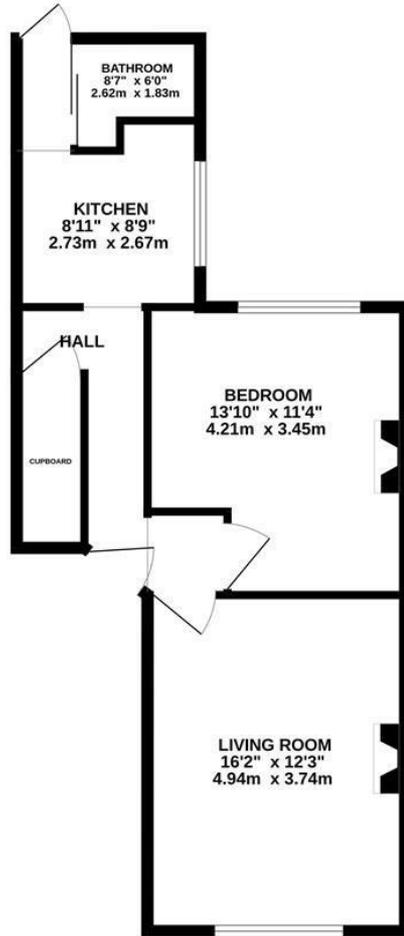
## 25 Magdalen Road, St Leonards TN37 6EP

£200,000



A bright and spacious ground floor ONE BEDROOM APARTMENT with a PRIVATE GARDEN situated in a sought after LEAFY ST LEONARDS SETTING. Occupying an idyllic spot 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 offers HUGE SCOPE FOR POTENTIAL and is arranged as a BRIGHT LIVING ROOM positioned at the front of the property which measures an impressive 16'2 x 12'3, the separate kitchen benefits from access to the garden. There is a WELL-PROPORTIONED bedroom which enjoys rear aspect views with a floor to ceiling BAY WINDOW and a shower room. Externally the rear garden provides a large expanse of lawn. Being sold with a new 999 YEAR LEASE and a SHARE OF FREEHOLD this fantastic property is not to be missed.

GROUND FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA: 550 sq.ft. (51.1 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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