



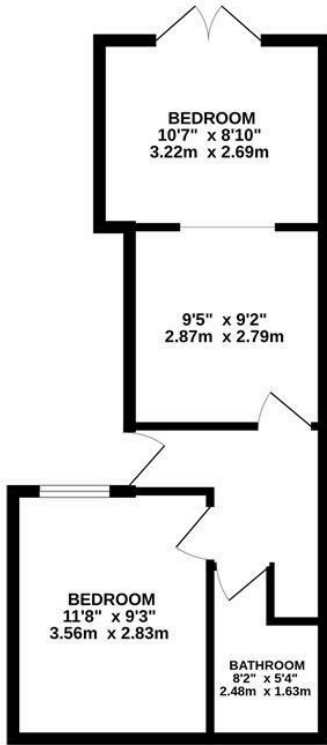
## Alexandra Road, St. Leonards-On-Sea TN37 6LE

Offers in excess of £225,000

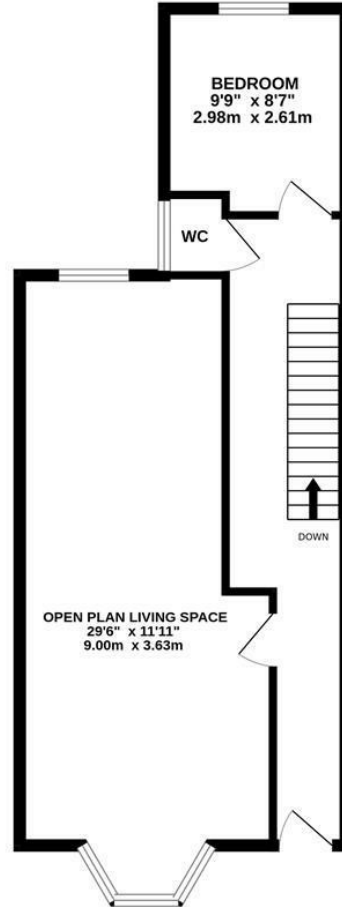


A well presented THREE BEDROOM GARDEN MAISONETTE spanning the bottom two floors of this period residence. It's ideally positioned in a central St. Leonards location, just moments from the mainline railway station with connections to London and only a short stroll from the local stores, antique shops, eateries and the beach. Accessed through a PRIVATE ENTRANCE the accommodation here is arranged as a bright BAY FRONTED LIVING SPACE which offers plenty of room for a full dining table, creating the ideal entertainment setting, whilst the kitchen is fitted with CONTEMPORARY UNITS and provides ample storage and worktop space. The first bedroom and W/C is positioned at the rear of the property, whilst the additional two DOUBLE BEDROOMS are on the lower floor with the primary enjoying access to the rear garden and a generous separate seating area. The LOW MAINTENANCE REAR GARDEN has two paved tiers creating the perfect space to DINE AL FRESCO. Being sold with NO ONWARD CHAIN this fantastic property would make the PERFECT FIRST TIME HOME or seaside retreat.

**BASEMENT**  
379 sq.ft. (35.2 sq.m.) approx.



**GROUND FLOOR**  
533 sq.ft. (49.5 sq.m.) approx.



**TOTAL FLOOR AREA: 912 sq.ft. (84.7 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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