



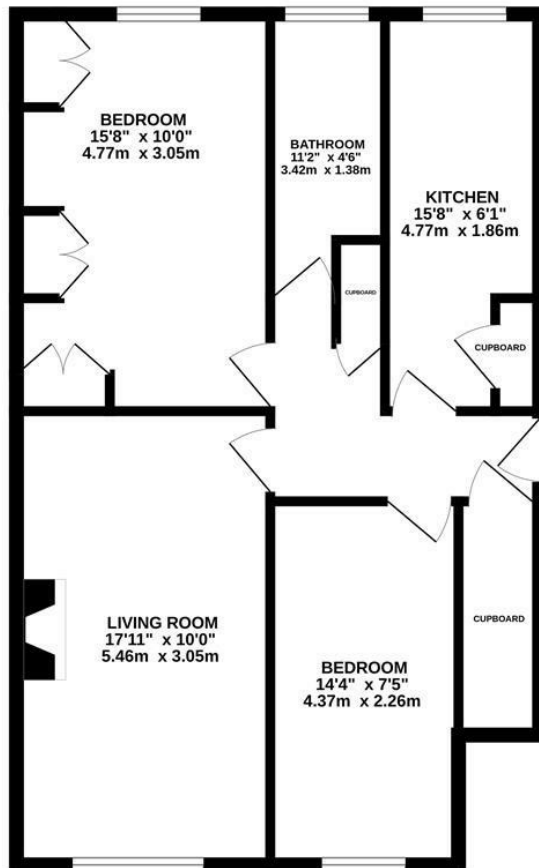
## Charles Road, St. Leonards-On-Sea TN38 0QY

Offers in excess of £160,000



A TWO BEDROOM RETIREMENT APARTMENT for the over 55's, with PRIVATE GARDEN, GARAGE and OFF ROAD PARKING situated in a sought after pocket of St. Leonards On Sea. Enviably positioned close to MARKWICK AND GENSING GARDENS, it is just a short stroll from the hub of St Leonards where there are independent shops, eateries and galleries. Spanning the GROUND FLOOR, the accommodation here offers HUGE SCOPE FOR MODERNISATION and is arranged as a living room, which measures an impressive 17'11 x 10'0, and separate kitchen with FITTED UNITS. There are two DOUBLE BEDROOMS together with a bathroom enjoying a bath and shower over, plus a HANDY CLOAK CUPBOARD. To the front of the property there is a garden with an EXPANSE OF LAWN whilst to the back there is a PRIVATE GARAGE and parking space. Being sold with NO ONWARD CHAIN and SCOPE TO MODERNISE, this property would make the perfect seaside retreat and is not to be missed.

GROUND FLOOR  
669 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 669 sq.ft. (62.1 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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