JOHN BRAY & SONS



# 4a Tower Road West

, St. Leonards-On-Sea, TN38 0RG

**£1,550 Per Calendar Month**

3 1 1 C

## 4a Tower Road West

, St. Leonards-On-Sea, TN38 0RG

The property: A recently refurbished maisonette offering versatile accommodation over two floors. The ground floor comprises a modern fitted modern kitchen (fully integrated with fridge, freezer, washer dryer and dishwasher), living room and dining room/bedroom three.
The first floor houses two spacious bedrooms, each with feature fireplaces, and a modern fitted bathroom with roll top bath and separate shower cubicle.
The apartment enjoys its own private entrance, private front courtyard and low maintenance rear garden.
The refurbishment included cavity wall insulation, a recently installed condensing boiler and double glazed sash windows, making the apartment more cost efficient to run.

The location: Centrally located for the local shops and bus routes, the apartment is a mere 10 minute walk to St Leonards Warrior Square mainline station (with links to London, Brighton and Gatwick) and a few moments further to the seafront promenade and beach.

















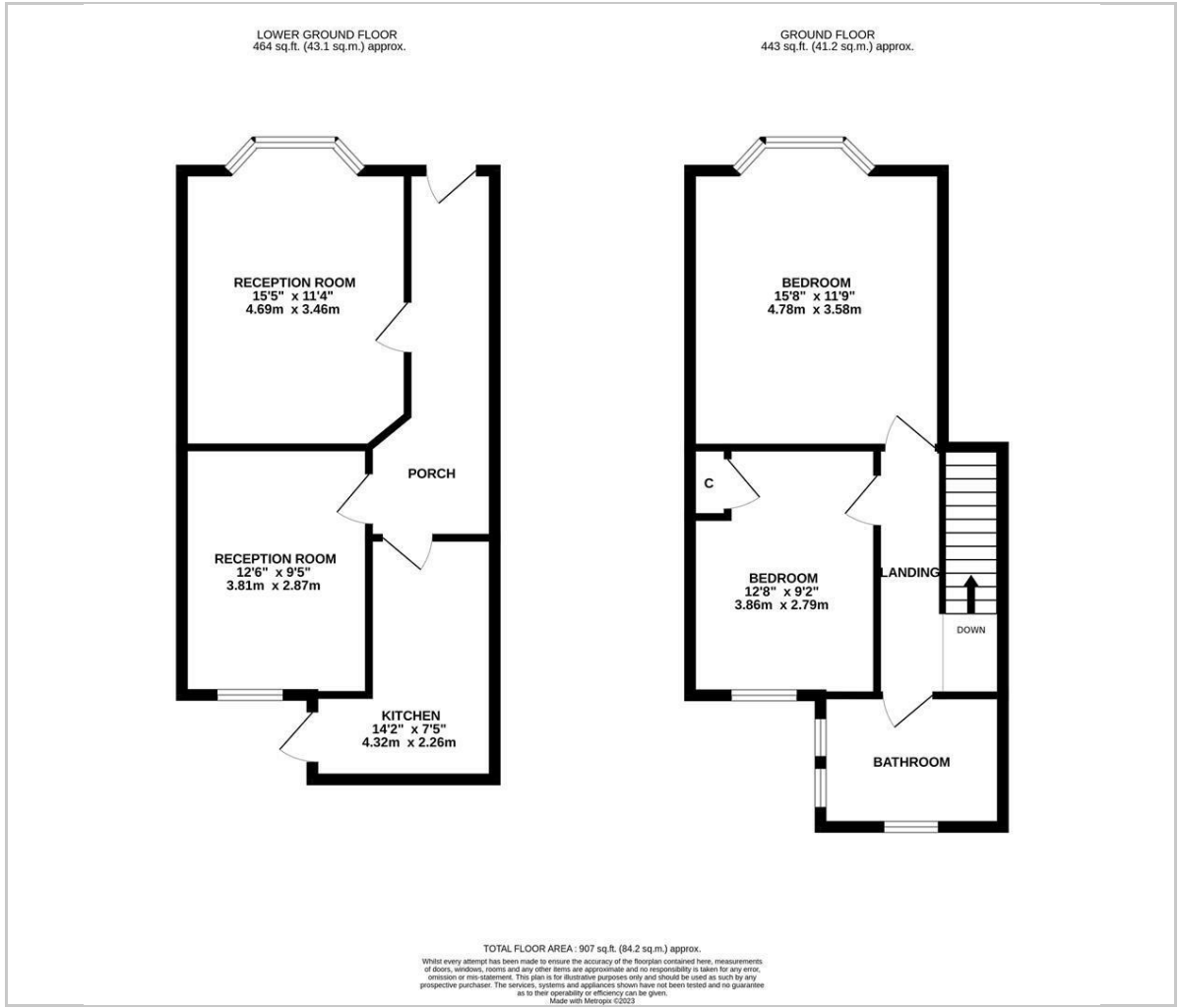




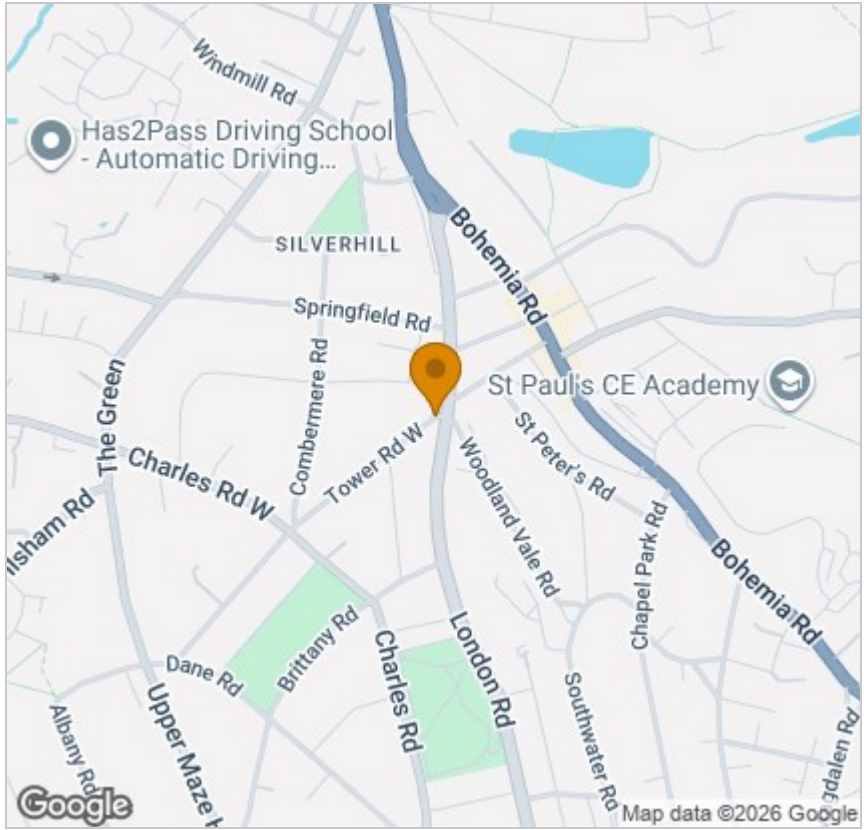




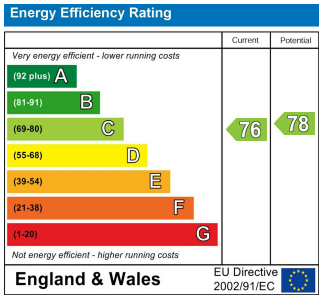
## Floor Plan




## Area Map




## Energy Efficiency Graph




## Viewing

Please contact our John Bray Hastings Lettings Office on 01424 421544
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.

72 High Street, Hastings, East Sussex, TN34 3EL
Tel: 01424 421544 Email: enquiries@johnbrayandsons.com www.johnbrayandsons.com