



# Flat 5 Charmaine Court St. Margarets Road

, St. Leonards-on-sea, TN37 6EH

Asking Price £170,000



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# Flat 5 Charmaine Court St. Margarets Road



## Description

The property features a generously proportioned living area enhanced by high ceilings, creating a bright and airy atmosphere throughout. A unique architectural feature connects the kitchen and living room: beautifully crafted reclaimed wooden shutters that open and close between the two spaces, adding both character and flexibility to the layout.

The kitchen is well arranged and easily accessible from the main living area, making it ideal for everyday living and entertaining alike. The spacious double bedroom benefits from built-in wardrobes, providing excellent storage while maintaining a clean and uncluttered feel.

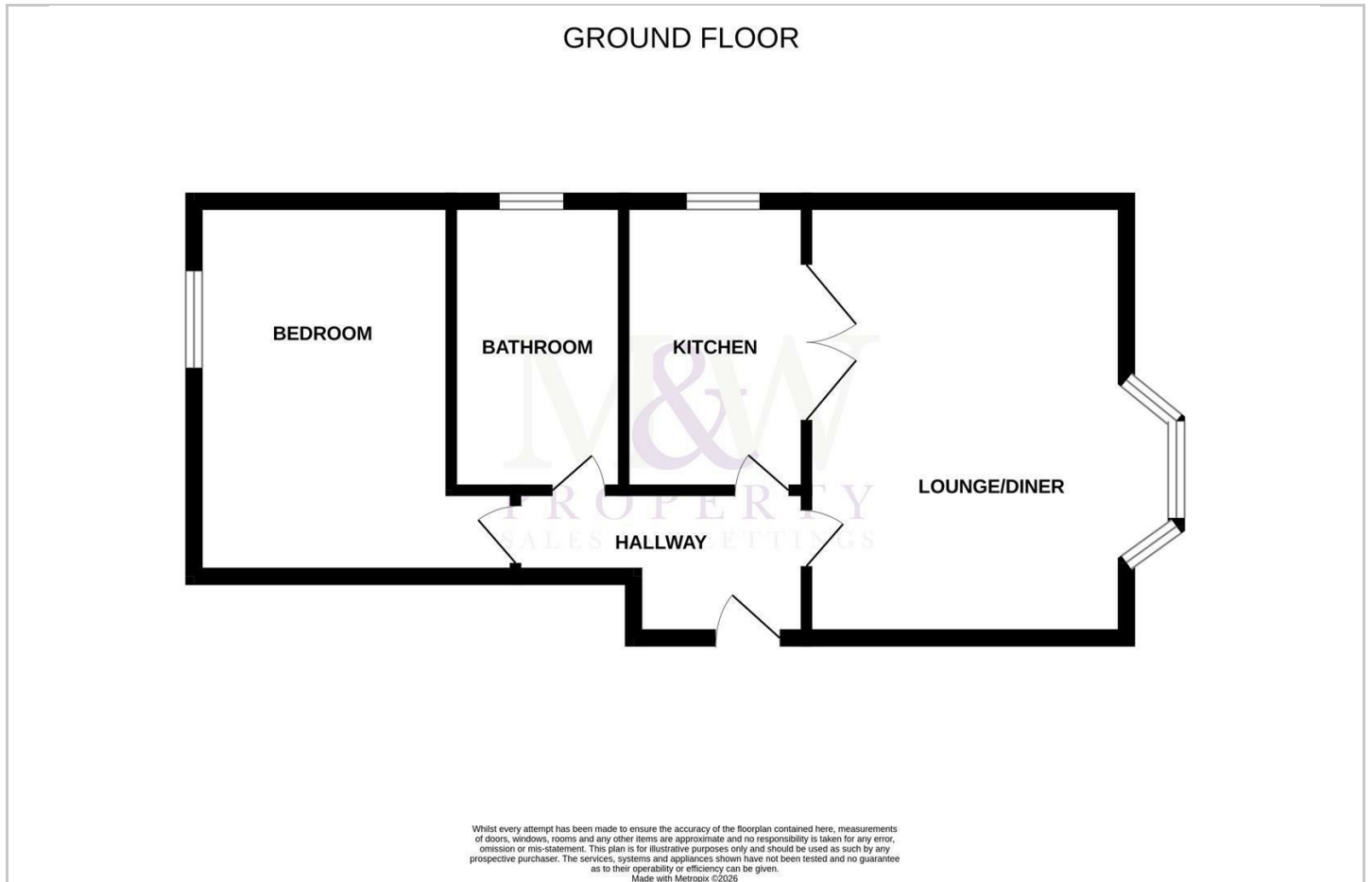
Located on the ground floor for easy access, the flat combines period charm with practical living in one of St Leonards' most sought-after neighbourhoods. With its distinctive features, generous proportions, and convenient location close to local amenities, cafes, and transport links. The property is sold leasehold with in excess of a 150 year lease.

- Hall floor flat
- Wooden shutters in kitchen opening to dining area
- Central St Leonards Location
- Leasehold with over 150 years remaining on lease
- Spacious living/dining room
- Bedroom with built-in wardrobe
- High ceilings
- £2,200pa service charge

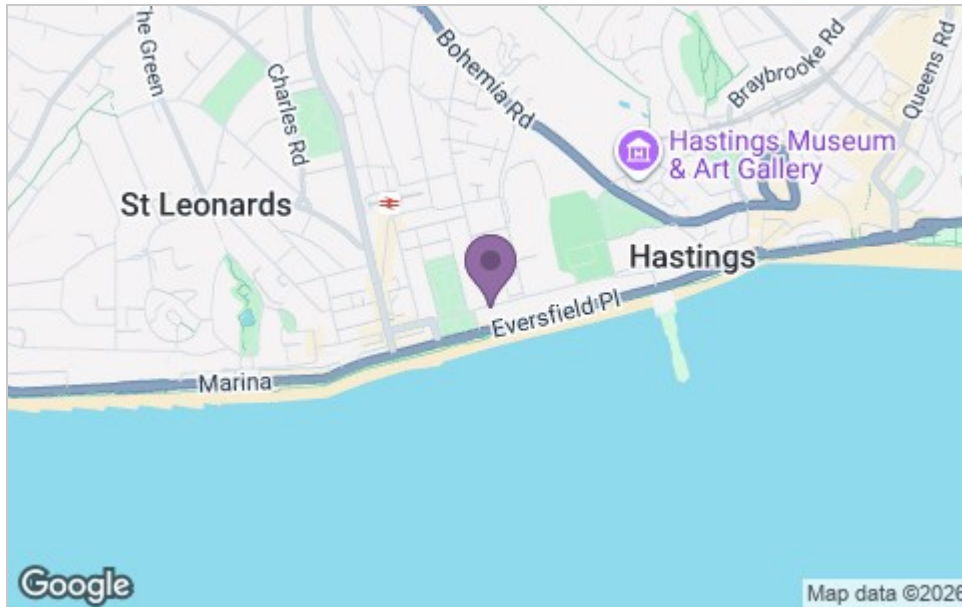




## Floor Plan



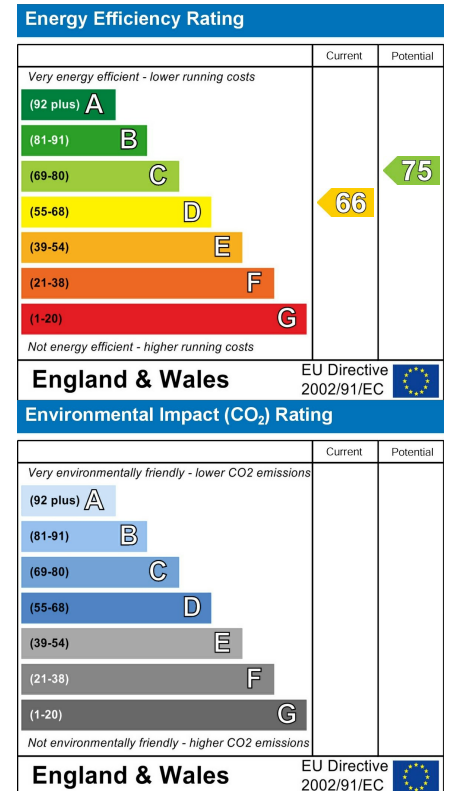
## Area Map



## Viewing

Please contact our St Leonards on Sea Office on 01424 420073 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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