







Gensing Road, St. Leonards-On-Sea TN38 0ER

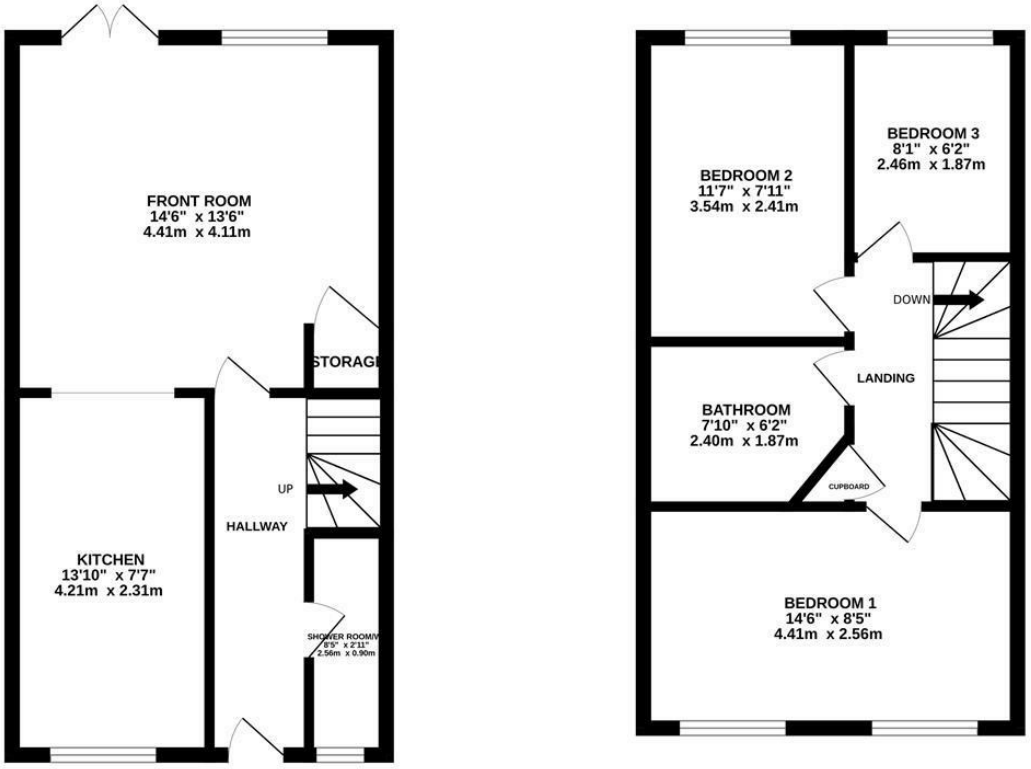
Offers in excess of £450,000

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A well presented THREE BEDROOM TERRACED HOUSE in a prime CENTRAL ST. LEONARDS LOCATION. It's perfectly placed to enjoy the VIBRANT NEIGHBOURHOOD and coastal setting, with a range of independent stores, eateries and galleries on your doorstep. If you fancy venturing further afield, St Leonards' mainline Railway Station gets you to London Bridge in 1 hour and 20 minutes. Spanning two storeys, the ground floor comprises of an OPEN PLAN LIVING/KITCHEN which spans the full width of the house and enjoys modern fitted units, access to the rear garden through double doors and plenty of space for a full dining table. There is also a SHOWER ROOM/WC and handy storage cupboard on this floor. The three bedrooms, two of which are double, are positioned on the upper floor together with the FAMILY SHOWER ROOM and additional storage cupboard. Externally the tiered garden enjoys a patio, perfect for entertaining and dining alfresco, followed by two lawned tiers. Set in an UNRIVALLED LOCATION, just MOMENTS FROM THE BEACH and being sold with NO ONWARD CHAIN this fantastic property is not to be missed.

GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.

1ST FLOOR
377 sq.ft. (35.1 sq.m.) approx.



16 GENSING ROAD

TOTAL FLOOR AREA : 770 sq.ft. (71.5 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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