







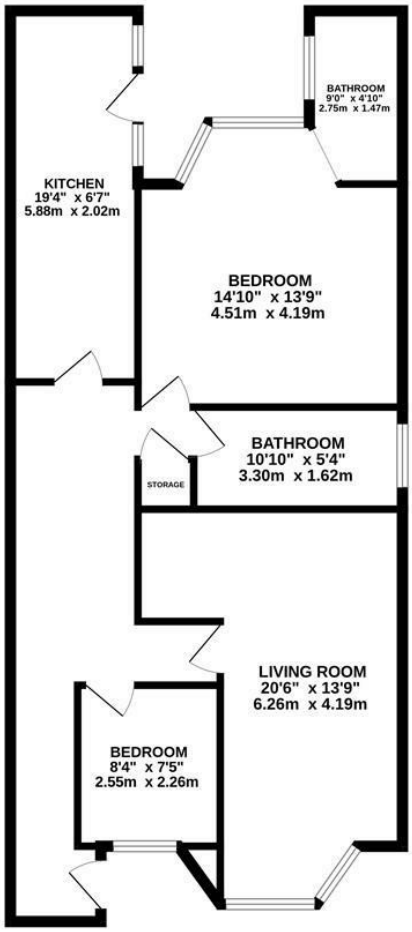
# Anglesea Terrace, St. Leonards-On-Sea TN38 0QS

## Guide price £230,000

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**GUIDE PRICE £230-250,000** A TWO BEDROOM basement apartment, with a PRIVATE ENTRANCE, in CENTRAL ST LEONARDS. Enviably positioned, it is just a short stroll from the sea and the hub of St Leonards where there is a mainline railway station, local shops and award winning eateries. Accessed via a PRIVATE ENTRANCE, the accommodation here comprises of a generously proportioned BAY FRONTED LIVING SPACE which offers ample room for a full dining table. The FITTED KITCHEN sits to the rear of the property, enjoying MODERN UNITS with access to the private courtyard. There are TWO BEDROOMS with the primary being double and benefitting from an EN-SUITE SHOWER ROOM, together with the FAMILY BATHROOM which has a corner bath. Externally the private courtyard offers the perfect spot to entertain or dine al-fresco. Set in a CENTRAL LOCATION, this property would make the perfect first home or seaside retreat.

GROUND FLOOR
863 sq.ft. (80.2 sq.m.) approx.




TOTAL FLOOR AREA : 863 sq.ft. (80.2 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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