

# MADE



Magdalen Road, St Leonards TN37 6EP

Offers in excess of £165,000



A light and beautifully proportioned HALL FLOOR APARTMENT with a PRIVATE BALCONY area situated in this hugely desirable LEAFY ST LEONARDS SETTING. Occupying an idyllic spot just a short walk from the seafront, it's enviably placed for life by the coast with the hub of St. Leonards-On-Sea close by offering a collection of local shops, eateries, galleries and two mainline railway stations with connections to London. The accommodation here offers HUGE SCOPE FOR POTENTIAL and is arranged as a BRIGHT LIVING ROOM positioned at the front of the property which measures an impressive 16'2 x 12'3, the separate kitchen benefits from access to the balcony space which enjoys a sunny aspect outlook. There is a WELL-PROPORTIONED double bedroom which enjoys rear aspect views with a floor to ceiling BAY WINDOW and a shower room. Externally the rear garden provides a large expanse of lawn. Being sold with a new 999 YEAR LEASE and a SHARE OF FREEHOLD this fantastic property is not to be missed.

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