



**First Floor Flat, 199 London Road, St Leonards-On-Sea, TN37 6LU**

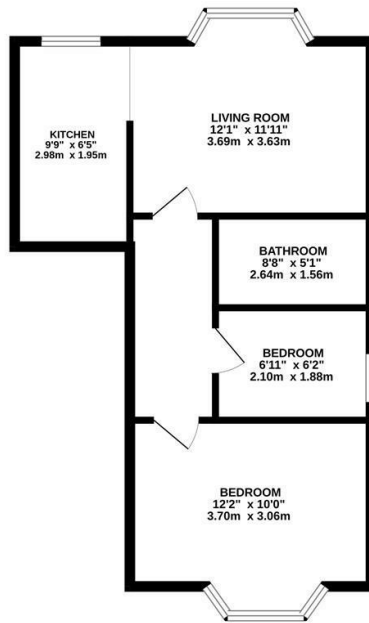
Offers In Excess Of £180,000



The property: a bright two bedroom apartment located on the first floor of this attractive period building. The accommodation comprises of a living space with a large bay window framing a front aspect, it's open to the fitted kitchen, to create a sociable space. There are two bedrooms together with a bathroom which enjoys a bath with shower over. Being sold with no onward chain, a share of freehold and new lease.

The location: situated in a central St. Leonards location, within walking distance of Gensing Gardens and the seafront. It's ideally positioned to enjoy the local shops, restaurants, galleries and the Kino-Theatr. St. Leonards mainline railway station is also within walking distance and enjoys connections to London in just under 90 minutes.

1ST FLOOR  
499 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA: 499 sq.ft. (46.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other details 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, fixtures and appliances shown have not been tested and no guarantee is given as to their operation or condition. Made with Metropix 1.0.0.05.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.