







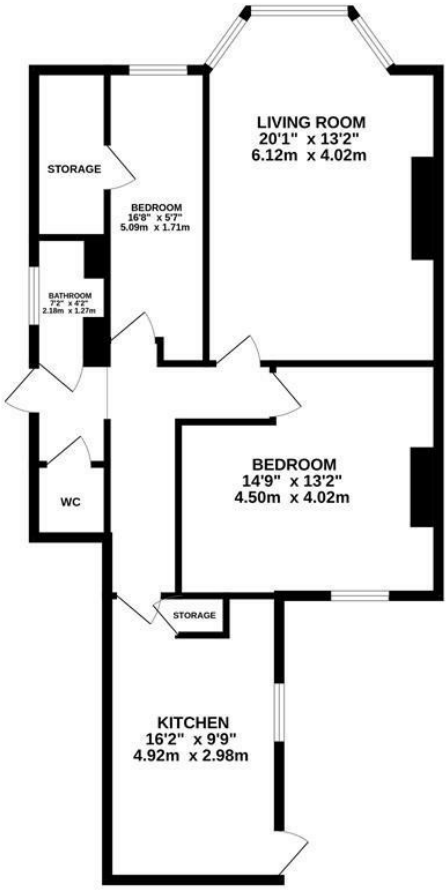
Church Road, St. Leonards-On-Sea TN37 6EF

Offers in excess of £220,000

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A spacious TWO BEDROOM APARTMENT with PRIVATE ENTRANCE AND COURTYARD set on the LOWER GROUND FLOOR of this attractive, period residence in a sought after St. Leonards setting. It's enviably placed just a short stroll from the hub of St. Leonards On Sea, the seafront and mainline railway station at Warrior Square which offers connections to London. The accommodation here comprises of a GENEROUSLY PROPORTIONED LIVING ROOM which enjoys a FRONT ASPECT, BAY WINDOW and ample room for a full dining table, whilst the MODERN FITTED KITCHEN is positioned at the rear of the property and offers access to the PRIVATE COURTYARD garden. There are TWO DOUBLE BEDROOMS together with the family bathroom where there is a bath with a shower and screen over, along with a SEPARATE WC. Externally the property enjoys a PRIVATE COURTYARD providing the perfect spot to entertain or dine al-fresco. Set in a CENTRAL LOCATION this fantastic property would make the PERFECT FAMILY HOME or seaside retreat and is not to be missed.

GROUND FLOOR
839 sq.ft. (77.9 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (77.9 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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