



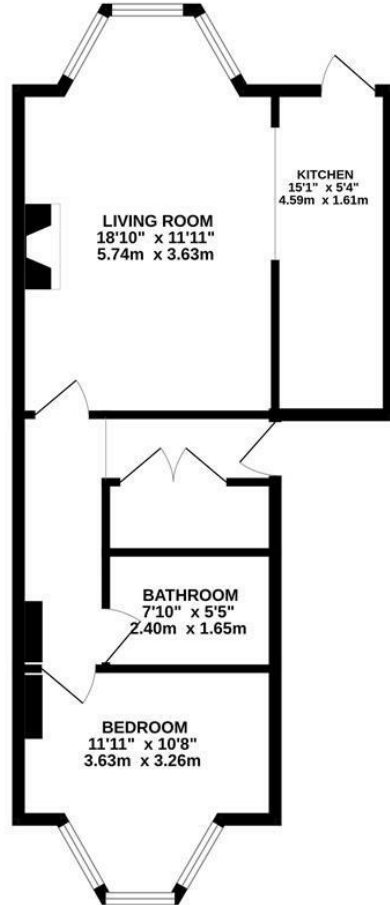
## Edward Road, St. Leonards-On-Sea TN37 6ES

Guide price £180,000



\*Guide Price £180,000 - £200,000\* A bright ONE BEDROOM APARTMENT positioned on the GROUND FLOOR of this attractive period residence. Located just a short stroll from the hub of St. Leonards On Sea it's ideally placed to enjoy LIFE BY THE COAST, with independent stores, restaurants and mainline railway station that St. Leonards has to offer. The accommodation here is accessed via an entrance hall and is arranged as a spacious OPEN PLAN LIVING AND KITCHEN, which measures 18'10 x 11'11, overlooking the garden and offering ample space for a full dining table, enjoying floor to ceiling windows and a feature fireplace. The DOUBLE BEDROOM is positioned at the front of the property together with the bathroom with bath and shower over. There is also a HANDY CLOAK CUPBOARD. Externally there is a raised patio directly outside of the kitchen perfect for alfresco dining, followed by a large garden, with an area of lawn accessed via steps, follow by a paved area at the end of the garden that relishes the evening sun, bordered with mature shrubs, flowerbeds and an oak tree. Set in a SOUGHT AFTER LOCATION and with a SHARE OF FREEHOLD, this fantastic property would make the PERFECT FIRST HOME or SEASIDE RETREAT and is not to be missed.

GROUND FLOOR  
516 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 516 sq.ft. (48.0 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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