



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

**welcome to**

**Basement Flat Church Road, St. Leonards-On-Sea**

A well presented two bedroom flat located within short distance to Warrior square train station, the Seafront and local shops and restaurants. This flat offers two private entrances to the front and rear and offers a front garden and private courtyard space as well as a share of freehold.





### Entrance Hall

### Living Room

14' 7" x 12' 9" ( 4.45m x 3.89m )

### Kitchen

13' 6" x 9' 2" ( 4.11m x 2.79m )

### Bedroom One

10' 2" x 9' 2" ( 3.10m x 2.79m )

### Bedroom Two

10' 6" x 6' 6" ( 3.20m x 1.98m )

### Bathroom

### Total Floor Area 73 sq.m. (785.76 sq FT)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## Basement Flat Church Road, St. Leonards-On-Sea

- CLOSE TO WARRIOR SQUARE STATION AND SEAFRONT
- TWO PRIVATE ENTRANCES
- LOWER GROUND FLAT
- TWO BEDROOMS
- PRIVATE GARDEN

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£300,000 - £325,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/HAS123571](https://fox-and-sons.co.uk/Property/HAS123571)



Property Ref:  
HAS123571 - 0005

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