



**Flat 2, 2-3 Kings Road,
St. Leonards-On-Sea, East Sussex TN37 6EA
£189,950**

****A beautifully renovated apartment in the heart of Central St Leonards****
Internally finished to an incredibly high standard this property is considered a perfect purchase for someone wanting to enjoy the charm of Central St Leonards, positioned within Kings Road favoured for its boutique shops, restaurants, galleries and is only a short distance from St Leonards Warrior square station this would make a perfect holiday home or commuter bolthole, with excellent links into neighbouring cities. Accommodation provides two well proportioned bedrooms, large shower room, separate w/c, separate kitchen and a 19ft main reception room. Viewings come highly recommended to appreciate the quality finish within this desirable location via appointed sole agents Rush Witt and Wilson.

Communal Entrance Hall

Stairs rising to the first floor, private entrance door leading through to:

Carpeted stairs rising to:

Half Landing

Double glazed opaque window to rear, radiator, decorative skirting, door leading through to:



Cloakroom/WC

Double glazed opaque window to rear, wash hand basin into into a vanity unit, low level wc, decorative skirting, vinyl flooring.

Stairs rise to:

Landing

Entryphone system, access to loft space, decorative skirting, carpet as laid, doors off to the following:



Bedroom One

14'8 x 11'5 (4.47m x 3.48m)

Double glazed upvc windows to front, radiator, decorative skirting, carpet as laid.



Bedroom Two

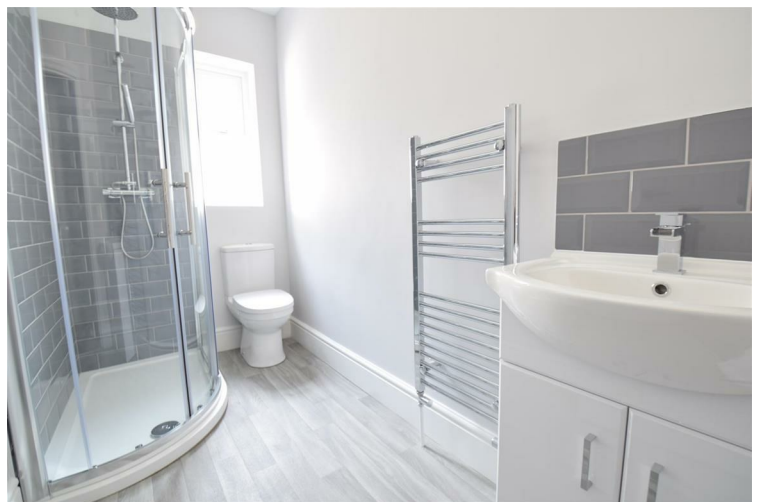
11' x 6'10 (3.35m x 2.08m)

Double glazed upvc windows to front, radiator, decorative skirting, carpet as laid.



Shower Room/WC

Double glazed upvc window to side, wash hand basin set into a vanity unit, low level wc, double quadrant shower unit with thermostatic shower and tiled walls, heated towel rail, decorative skirting, vinyl flooring.



Reception Room

11'5 x 10'7 (3.48m x 3.23m)

Two double glazed upvc windows to rear, radiator, decorative skirting, carpet as laid, archway leading through to:



Kitchen

9'1 x 8'7 narrowing to 4'10 (2.77m x 2.62m narrowing to 1.47m)
Double glazed opaque window to side, wall mounted Worcester Bosch boiler, range of matching wall and base units with work surfaces over and tiled splashback, sink unit with side drainer, integrated fan oven, ceramic hob with extractor above, integrated fridge/freezer and washing machine, heated towel rail, vinyl flooring, decorative skirting.



Tenure

Lease

125 year lease.

Ground Rent

TBA

Maintenance

TBA

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



