



## London Road, St Leonards On Sea, East Sussex, TN37 6AU

TWO BEDROOMS | CLOSE PROXIMITY OF THE SEAFRONT, STATION, CAFE AND ART GALLERIES | GAS CENTRAL HEATING | DOUBLE GLAZING | GROUND FLOOR | FRONT GARDEN | AVAILABLE NOW

**Per Calendar Month: £625.00**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

## **London Road, St Leonards On Sea, East Sussex, TN37 6AU**

An attractive 2 bedroom ground floor Victorian conversion apartment with front garden. The property is situated within close proximity to the seafront, station, cafés & art galleries. Gas central heating and double glazing. Available now.

### **HALLWAY**

Carpeted flooring, entry phone

### **OPEN PLAN LIVING ROOM / KITCHEN**

### **LIVING ROOM AREA**

Carpeted flooring, bay window facing front aspect, two radiators.

### **KITCHEN AREA**

Double glazed window facing front aspect, range of matching base and wall units, work surface, space and plumbing for appliances, electric oven and gas hob.

### **BEDROOM 1**

*6m (19' 8") x 3.45m (11' 4")*

Carpeted flooring, radiator, feature fireplace, double glazed window facing rear aspect, wardrobe

### **BEDROOM 2**

*4.6m (15' 1") x 2m (6' 7")*

Carpeted flooring, radiator, double glazed window facing rear aspect, storage cupboard

### **FRONT GARDEN**

Paved area

### **EPC**

### **ENERGY PERFORMANCE RATING**

«EpcGraph»

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### **OPENING HOURS**

### **FREE MARKET APPRAISAL**

If you are thinking of selling or letting your home, Hunters would be pleased to provide free, no obligation sales, letting and marketing advice. Even if your home is outside our area, we can arrange a Market Appraisal through our national network of branches.

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#### **DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.