





TOTAL APPROX. FLOOR AREA 588 SQ.FT. (54.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Convenient St Leonards location with fantastic access to local transport and the popular cafes, restaurants, intriguing antiques stores and other shopping facilities on offer. The garden apartment has accommodation in some order of entrance hall, lounge with double doors opening onto the large decked area and south facing rear garden, two bedrooms, fitted kitchen and modern bathroom. To the front there is a parking space and to the rear the mentioned enclosed mature rear garden ideal for all year entertaining.

Lease Term: Leasehold 120 Years Remaining

Ground Rent: £350.00 P/A

Maintenance: £439.00 per half year



At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person. With this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants will of course be on hand to assist you with any questions you may have and we look forward to meeting you.

- Beautiful private garden
 - Own entrance
 - Two bedrooms
 - Well presented
 - Fitted kitchen
- Lounge with doors to decked area
 - Popular St Leonards location
 - Close to train and bus routes
- Master bedroom with en-suite dressing area
 - Private parking space