

# Abbott & Abbott

Estate Agents, Valuers and Lettings



Flat 2, 133 London Road, St Leonards-on-Sea, TN37 6AU

£152,500







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# Flat 2, 133 London Road

St Leonards-on-Sea, TN37 6AU

- FIRST FLOOR FLAT
- SMALL BEDROOM 2 / STUDY
- CLOSE STATION
- CHARACTER FEATURES
- GAS HEATING
- DOUBLE BEDROOM
- 20FT LIVING ROOM
- SEAFRONT WITHIN WALKING DISTANCE
- NO CHAIN
- DOUBLE GLAZING

Abbott and Abbott Estate Agents are pleased to offer for sale this two bedroom first floor apartment.

Located opposite Gensing Gardens, this chain free property has an open plan kitchen/living room, a modern bathroom, double glazed windows, a double bedroom and small bedroom 2/study. Character features including high ceilings and bay window.

Gas heating/double glazing have been installed

Shops, cafes, restaurants, galleries, a cinema and theatre are all within 650 metres, as is the seafront. Warrior Square railway station is less than 350 metres away and offers services to London, Brighton and Ashford International. The parks of Gensing, St. Leonards, Warrior Square and Markwick Gardens are all within 800 metres.



## Tenure / Additional Information

**Living Room / Kitchen** 21'3" x 10'5" (6.5 x 3.2)

**Bathroom**

**Bedroom 1** 10'5" x 13'5" (3.2 x 4.1)

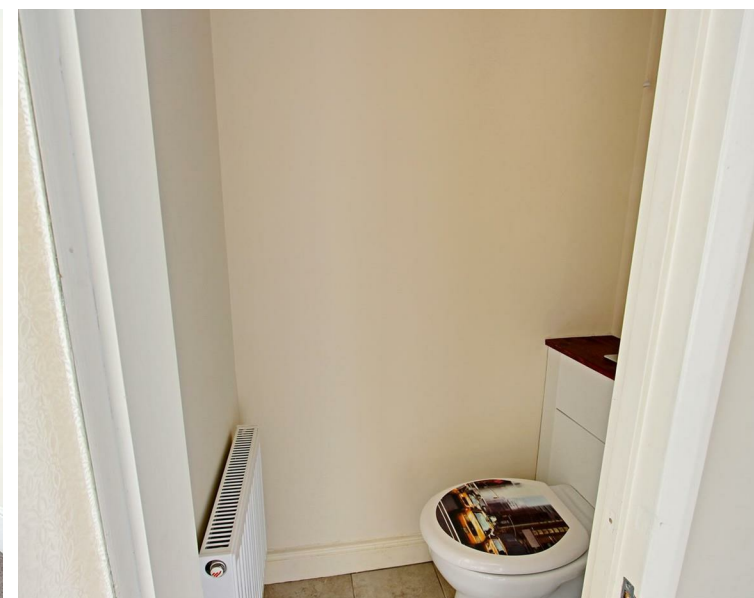
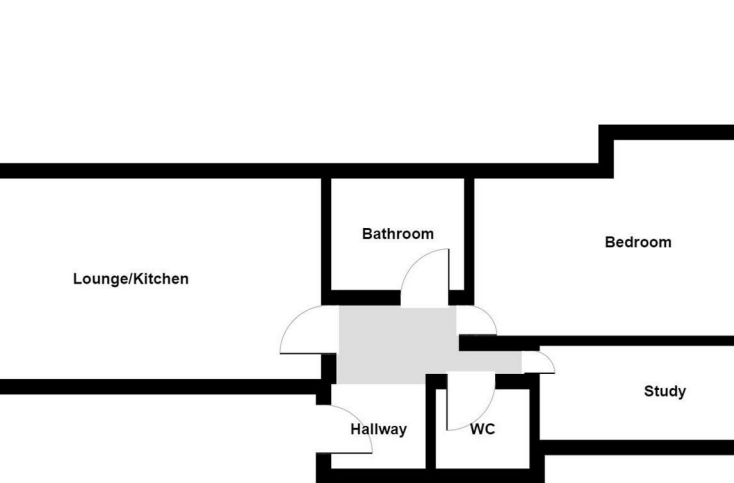
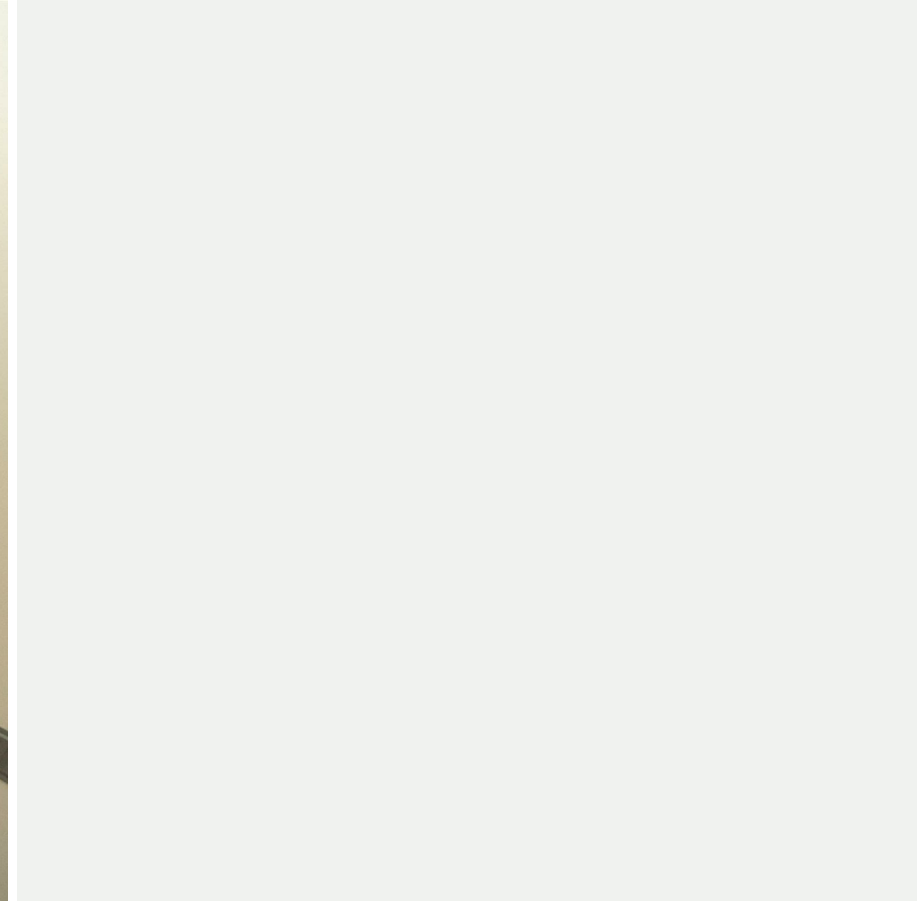
**Bedroom 2/ Study** 11'5" x 5'6" (3.5 x 1.7)

**W/C**

**Full Description**

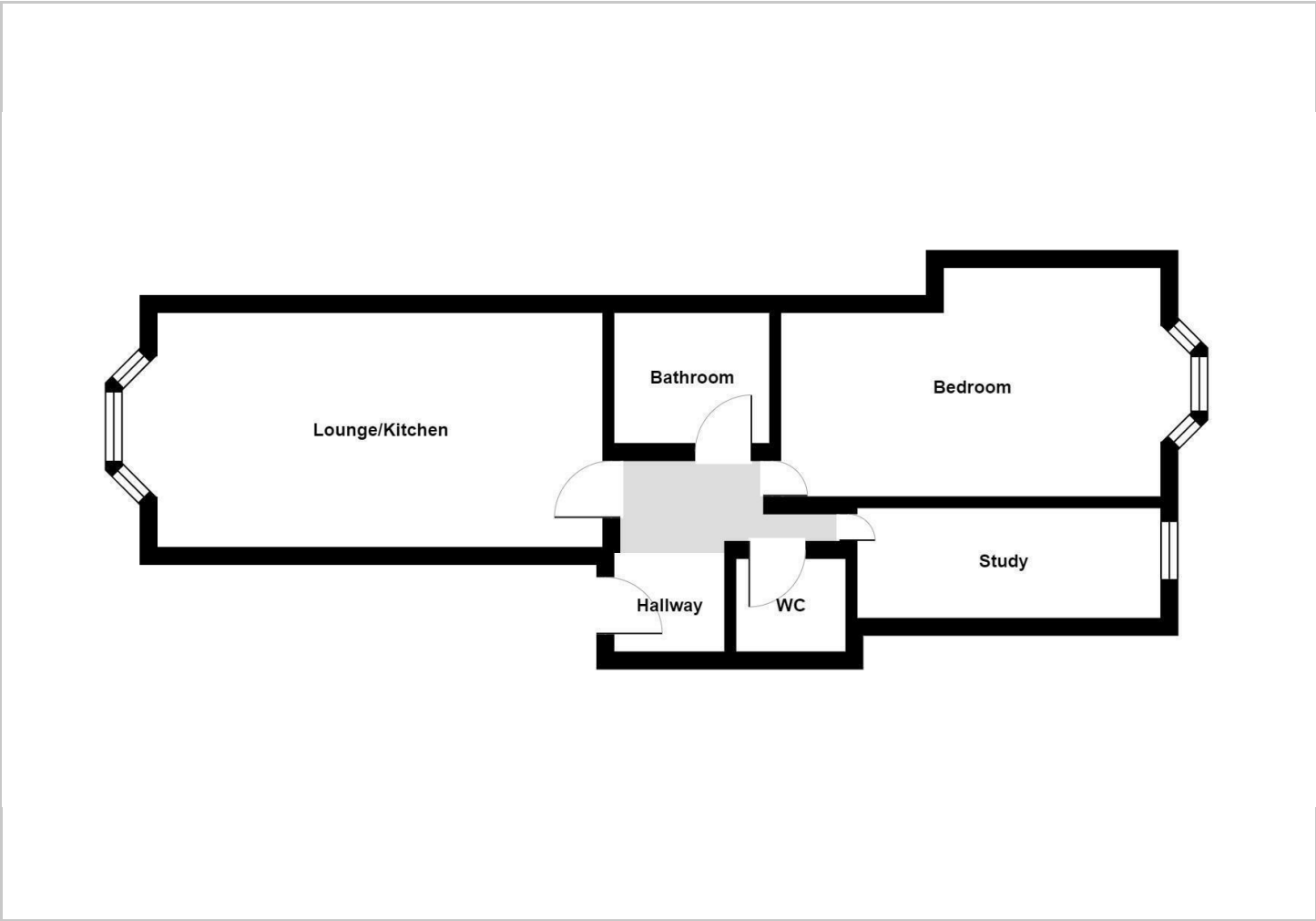








Floor Plans



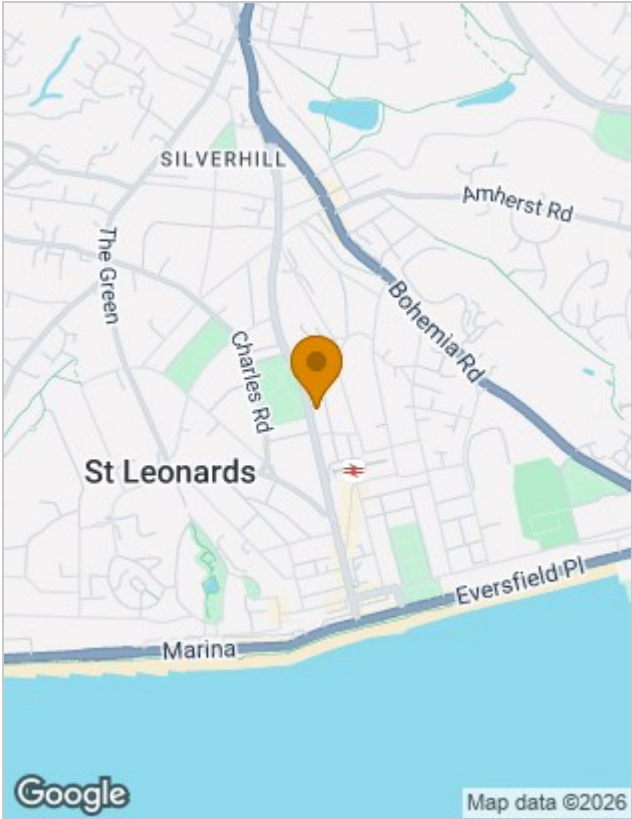
Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

