

# Abbott & Abbott

Estate Agents, Valuers and Lettings



10 Western Road, St. Leonards-On-Sea, TN37 6DG

**Offers In The Region Of £169,000**



Nestled in the heart of St. Leonards-On-Sea, this charming ground floor flat on Western Road offers a delightful blend of period features and modern living. With one spacious bedroom and open-plan living room, this property is perfect for individuals or couples seeking a comfortable home in a vibrant community.

The open plan living room and kitchen create a welcoming atmosphere, ideal for both relaxation and entertaining. Natural light floods the space, enhancing the flat's inviting charm. The layout is designed to maximise both functionality and comfort.

One of the standout features of this property is that it is sold with a share of the freehold, providing added security and control over the management of the building.

- 1 Bedroom, Ground Floor Flat
- Close to Local Amenities
- Modern Open-Plan Kitchen
- Sold With Share of Freehold
- Central St Leonards Location
- Small Rear Courtyard
- Sold With No Onward Chain

