



1a St. Clements Place  
, St. Leonards-On-Sea, TN38 0DT  
Offers In The Region Of £225,000



# 1a St. Clements Place



## Description

We are pleased to present to the market this very rare opportunity to acquire a one bedroom, garden flat situated on St Clements Place, St Leonards-on-sea.

This self-contained property which faces east has been well-maintained throughout the years by the current owner. This unique property enjoys plenty of outside space such as two south-facing patio areas and a sun terrace with mesmerising sea views. The property comprises a living area with wood burning fireplace, a kitchen, bathroom and a bedroom area with ample storage space. There is also a garden room with Juliet balcony, ideal for guests. Just a few moments from the beach, this property offers seaside living whilst being in a peaceful, set-back location from the seafront.

Set just behind Norman Road, the vibrant hub of St Leonards where there are independent shops, art galleries and cafes. The mainline railway station is also just a 10 minute walk from this property. This flat would be an excellent home. This property is sold with 50% share of the freehold and 997 years remaining on the lease.

- 1 Bedroom Apartment
- Rare Garden and Terraces
- Sea Views
- Share Of Freehold
- Moments From The Beach
- Private Entrance
- Garden Room
- Long Lease
- Central Location



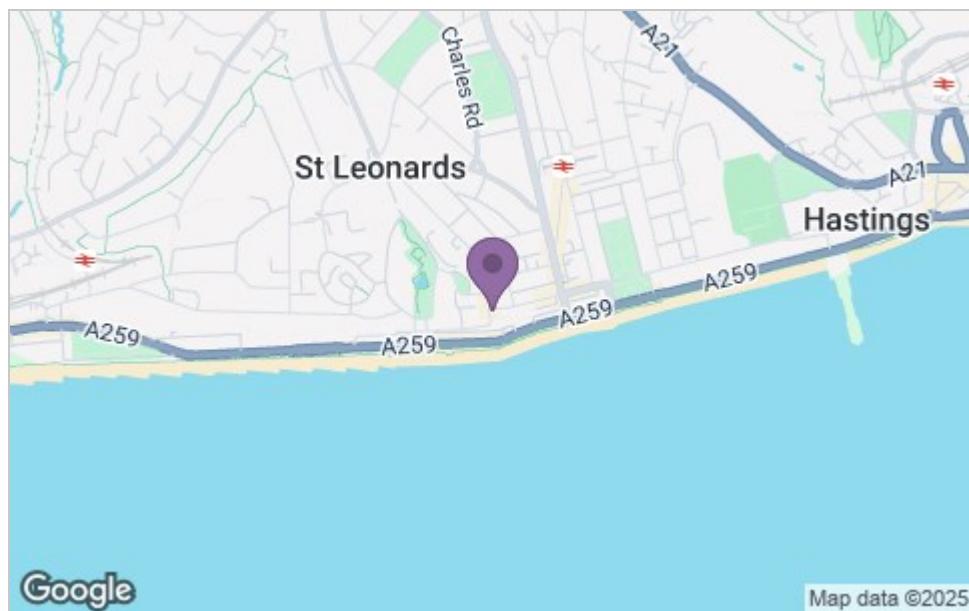
, St. Leonards-On-Sea, TN38 0DT



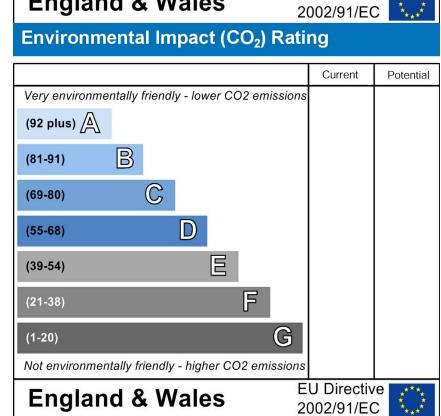
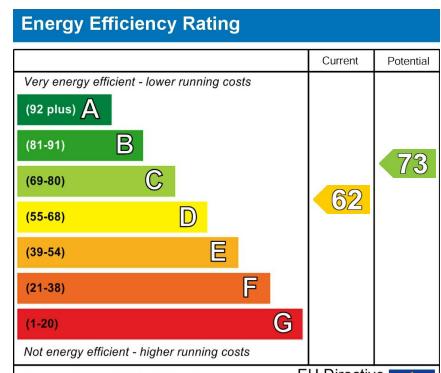
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our St Leonards on Sea Office on 01424 420073 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.