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# Campbell's

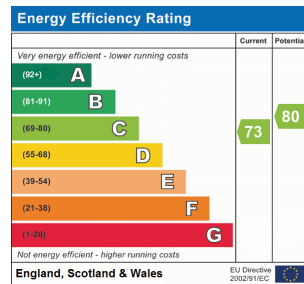
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Flat 3, 35 Neville Court Brittany Road, St Leonards-on-Sea  
 TN38 0RB

**£189,950**

**share of freehold**

A well presented first floor flat in a desirable area located close to the seafront and mainline station. Offered with vacant possession and share of Freehold.

First Floor Flat

2 Bedrooms

Popular Location

Share of Freehold

Vacant Possession



## Description

This well presented first floor flat with two double bedrooms leading off a spacious hallway with kitchen and bathroom which are both in good condition. There is parking available at the property. Situated in the desired Brittany Road, which is a short walk from the seafront, Warrior Square mainline station and all of the shops, bars and restaurants that fashionable St Leonards has to offer. Early viewing is recommended. Share of Freehold.

## Directions

From Hastings seafront proceed north on London Road taking the second turning left after Christ Church into Pevensey Road. Proceed up the hill bearing right into Dane Road. Turn right just before Markwick Gardens into Brittany Road and the property will be found on the right hand side.

What3Words:///month.beard.gates.

## THE ACCOMMODATION COMPRISES

A communal entrance door with stairs leading up to the first floor landing with private door to

## SPACIOUS HALLWAY

11' 2" x 4' 10" (3.40m x 1.47m) with laminate flooring, two large storage cupboards.

## KITCHEN

9' 9" x 7' 8" (2.97m x 2.34m) with window to side and fitted with a range of base and wall mounted shaker style kitchen cabinets incorporating cupboards and drawers with wood effect working surfaces, stainless steel sink with mixer tap and drainer, space for fridge/freezer, washing machine and cooker.

## LIVING ROOM

15' 1" x 13' 0" (4.60m x 3.96m) with large window to front.

## BEDROOM 1

13' 5" x 10' 4" (4.09m x 3.15m) a double aspect room with windows to front and side, laminate flooring, double wardrobe with additional cupboards over.



## BEDROOM 2

10' 7" x 10' 4" (3.23m x 3.15m) with window to side, wardrobe.



## BATHROOM

9' 4" x 5' 10" (2.84m x 1.78m) with window to side, part tiled walls and fitted with a vanity sink unit with cupboards and drawers, wc, bath with shower over and heated towel rail.

## LEASEHOLD DETAILS

999 year Lease with 956 years remaining. Share of Freehold. insurance and maintenance £650 per annum

**Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774**

We will be pleased, if possible, to supply any further information you may require.

## Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.