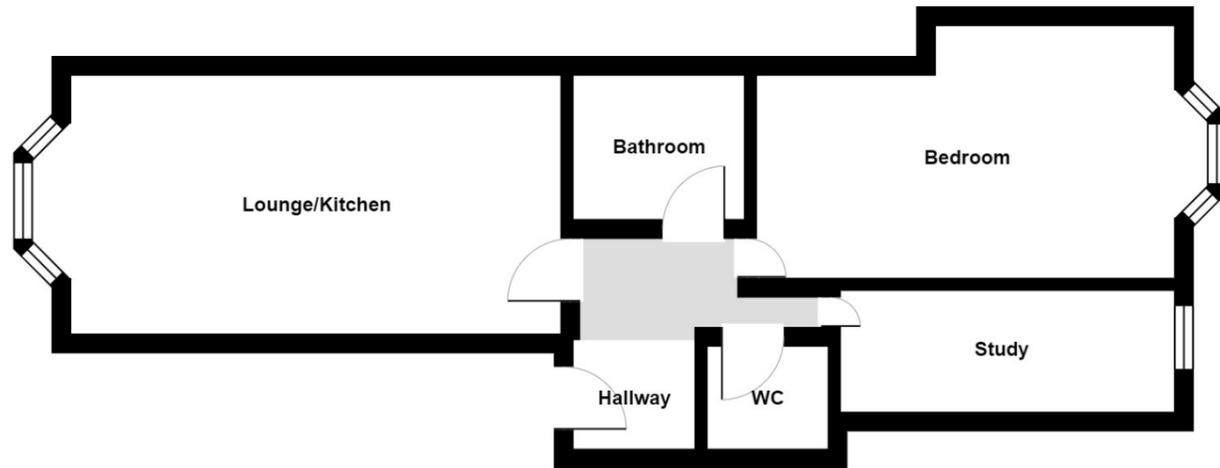


# Flat 2, 133, London Road

£170,000

St Leonards-on-Sea  
East Sussex  
TN37 6AU





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

Located opposite Gensing Gardens, this chain free property boasts an open plan kitchen/living room, a modern bathroom, double glazed windows, a double bedroom and has characterful features to include tall ceilings and bay window.

Additionally, this apartment has a separate room which would make a good nursery or study.

Shops, cafes, restaurants, galleries, a cinema and theatre are all within 650 metres, as is the seafront. Warrior Square TRAIN 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.

Please contact us to express your interest and secure your viewing.

#### Living Room / Kitchen

Fitted carpet, a large bay window, neutral painted walls and a white fitted kitchen to include a dishwasher and integrated fridge

#### Bathroom

Tiled floor and part tiled walls, a chrome towel rail, a washing machine, white suite to include a sink, bath tub and over head shower with glass screen

#### Bedroom 1

Fitted carpet, neutral painted walls and a bay window

#### Study

Fitted carpet, neutral painted walls and a window

#### W/C

a white toilet with vinyl flooring

#### Tenure / Additional Information

Leasehold with a Share Of Freehold ( Lease - 971 years remaining )

Service Charges - £396 approx per annum

Council Tax Band - A

EPC Rating - C

Parking - There is residents parking outside and free parking on one side of the road.