



3A Markwick Terrace, St Leonards-on-Sea, East Sussex, TN38 0RE  
Substantial Two Bedroom Maisonette With Private Garden & Garage £250,000





PUBLIC NOTICE: Property Cafe are now in receipt of an offer for the sum of £265,000 for 3A Markwick Terrace. Anyone wishing to place an offer on this property should contact Property Cafe, 10 Sackville Road, Bexhill on Sea, TN39 3JA, 01424 224488 before exchange of contracts.

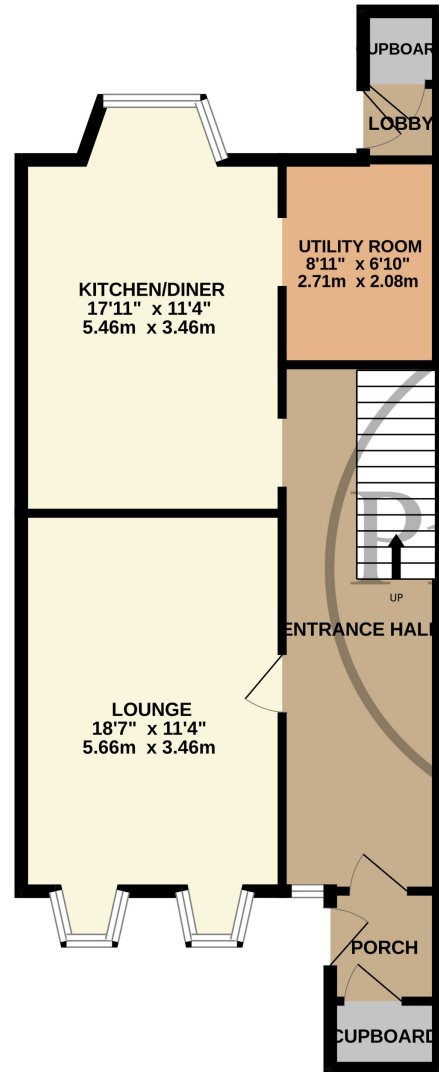
Property Cafe are delighted to present to the market this substantial two bedroom maisonette with private rear garden, garage and set within a particularly sought after road of St Leonards. Accommodation and benefits include; Its own private entrance into the lower ground floor leading into a lobby area with additional storage cupboards; An extensive entrance hall giving the immediate feeling of space; Spacious lounge to the front of the property; Large kitchen/diner which offers an excellent space to entertain; Separate utility room & additional storage space; An internal staircase leads to the 1st floor which consists of two vast double bedrooms with pleasant views; Family bathroom with bath and wash basin; Separate WC. Externally this property boasts a private rear garden and garage with space to park to the rear. The maisonette is in need of substantial renovation throughout, is to be sold with no onward chain and we recommend an internal viewing at your earliest convenience.

**Remaining Lease Length - In Excess Of 900 Years \* Service Charge - TBC \* Ground Rent - TBC.**

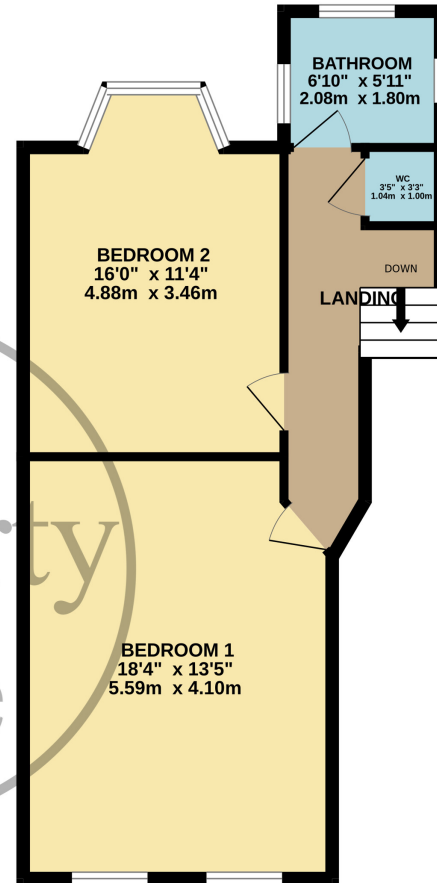
**\*\* Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order \*\***



LOWER GROUND FLOOR  
658 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 1191 sq.ft. (110.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





Situated in a very sought after and convenient location of St Leonards, close by to local shops, supermarkets and excellent public transport facilities including regular bus routes and st Leonards Warrior Square mainline train station. Positioned on the periphery of a bustling central St Leonards location just a short walk away offers excellent bars, restaurants and a beautifully manicured promenade and seafront. Hastings & St Leonards offers an array of excellent schools, main hospital including A&E and easy access to both the link road to Bexhill & A21 heading towards Tunbridge Wells & London.

- Split Level Maisonette With Private Garden For Sale
  - Own Private Entrance
  - Well Proportioned Rooms Throughout
    - Spacious Kitchen/Diner
    - Separate Utility Room
- Garage To The Rear
- In Need Of Renovation
- Incredibly Sought After St Leonards Location
  - Sold With No Onward Chain
  - Viewing Highly Recommended