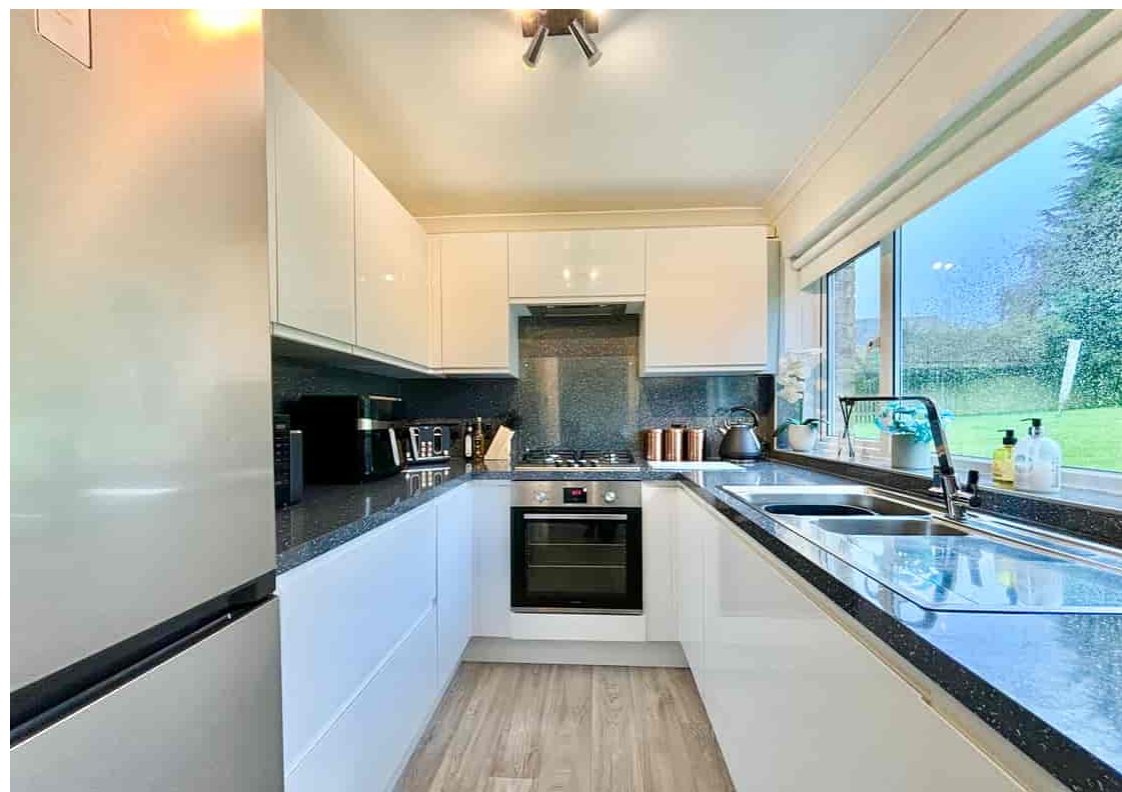




5 Senlac Way, St Leonards-on-Sea, East Sussex, TN37 7JG  
Immaculate Two Bedroom Ground Floor Apartment With Communal Gardens £200,000



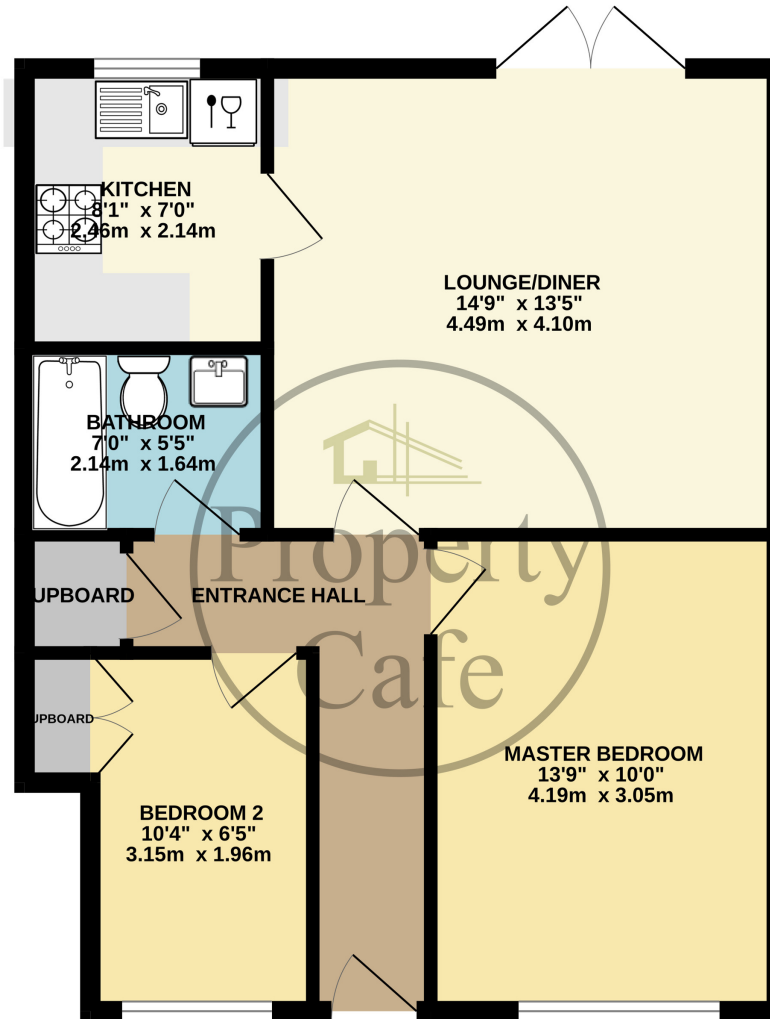


Property Cafe are delighted to present to the market this stunning two bedroom ground floor flat in a sought after residential area of St Leonards for sale. Accommodation and benefits include; Its own private front door leading to an entrance hall, naturally light & airy in addition to having a very useful utility cupboard; Spacious lounge with newly installed french doors leading onto the communal garden; Modern fitted kitchen with integrated appliances including electric oven, gas hob and dishwasher as well as space for a freestanding fridge/freezer; Two well proportioned bedrooms the smaller of the two benefitting from a built in wardrobe; Modern fitted bathroom comprising of bath with overhead shower, wash basin & WC. Externally this apartment offer well kept communal gardens and easy roadside parking. The flat is immaculately presented throughout and has been finished to a very high standard, double glazed and gas central heated. We recommend you view at your earliest convenience.

Situated in a sought after position of St Leonards; Gifting within walking distance excellent local primary & secondary schools, Conquest hospital, local shops & supermarkets and easy access to the A21, Battle and Queensway. Hastings & St Leonards is a bustling town with a recently found assortment of mainly independently owned restaurants, bars and shops; further amenities include dentist and doctors. There are regular bus services close by with services to Hastings town centre and battle, both of which have excellent train stations with direct lines to Central London.



**GROUND FLOOR**  
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 579 sq.ft. (53.8 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 The Property Cafe we believe it important to give clear and straight forward advice to both buyers and sellers alike and 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 which allows you the time to discuss your requirements with us and enjoy your property search in comfort. Our trained consultants will be on hand to assist you with any questions you may have. We very much believe in giving accurate viewing feedback to our clients after each viewing so would ask you to call us with your feedback as soon as convenient.





Share of freehold \* Remaining lease length - 900years + \* Service charge - £300 per annum \* Ground rent - N/A

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- Immaculate Two Bedroom Ground Floor Flat
  - Spacious Lounge With French Doors
  - Modern Fitted Kitchen With Integrated Appliances
  - Two Well Proportioned Bedrooms
    - Modern Fitted Bathroom
    - Communal Gardens
- Easy Roadside Parking
- Stunning Decorative Order Throughout
  - Ample Storage
  - Share Of Freehold
  - Long Lease & Low Outgoings
  - Viewing Highly Recommended

[www.propertycafe.co](http://www.propertycafe.co)



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