



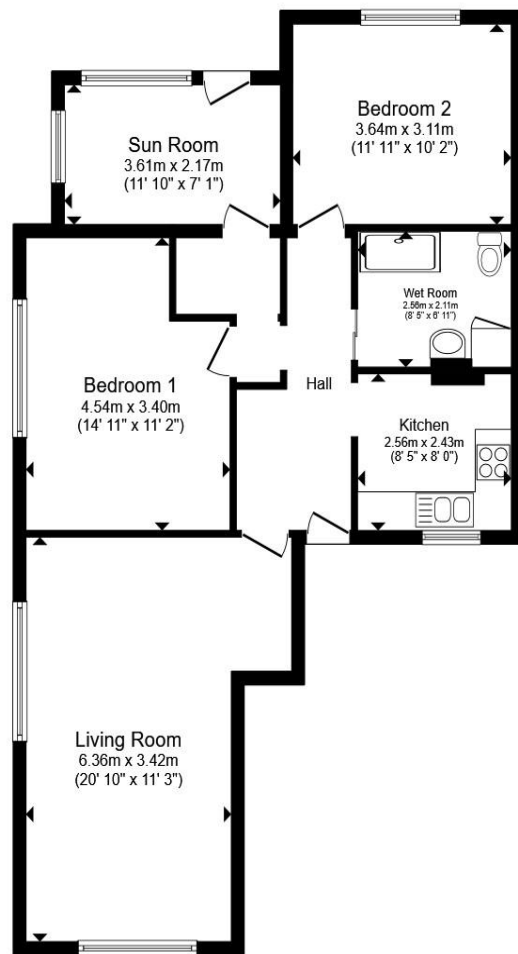
**St Rode London Road, St. Leonards-On-Sea TN37 6PA**

**welcome to**

**St Rode London Road, St. Leonards-On-Sea**

Sold with a tenant in situ, welcome to the market this two bedroom ground floor flat boasting a private rear garden, share of freehold, long lease and off road parking. Conveniently positioned in a central location, amenities, shops and bus routes are all located nearby.





## Entrance Hall

## Living Room

11' 3" x 20' 10" ( 3.43m x 6.35m )

## Kitchen

8' x 8' 5" ( 2.44m x 2.57m )

## Wet Room

## Bedroom One

11' 2" x 14' 11" ( 3.40m x 4.55m )

## Bedroom Two

10' 2" x 11' 11" ( 3.10m x 3.63m )

## Sun Room

7' 1" x 11' 10" ( 2.16m x 3.61m )

## Agents Note

Total floor area 81.7 m<sup>2</sup> (879 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to

## St Rode London Road, St. Leonards-On-Sea

- TENANT IN SITU
- TWO BEDROOM
- GROUND FLOOR APARTMENT
- TUCKED AWAY LOCATION IN CENTRAL ST LEONARD'S
- SHARE OF FREEHOLD & LONG LEASE

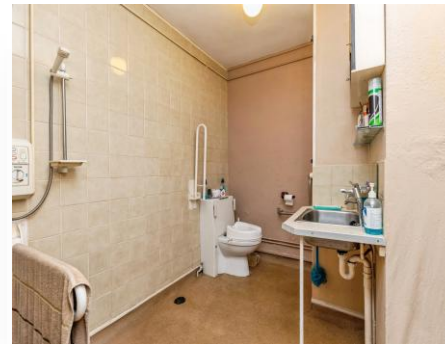
Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £130,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/HAS124112](https://fox-and-sons.co.uk/Property/HAS124112)



Property Ref:  
HAS124112 - 0003

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