

# JOHN BRAY & SONS



1 Laser Lane

, St. Leonards-On-Sea, TN37 6LL

£550,000

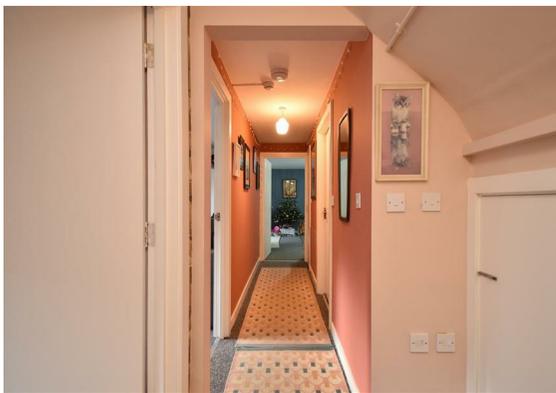


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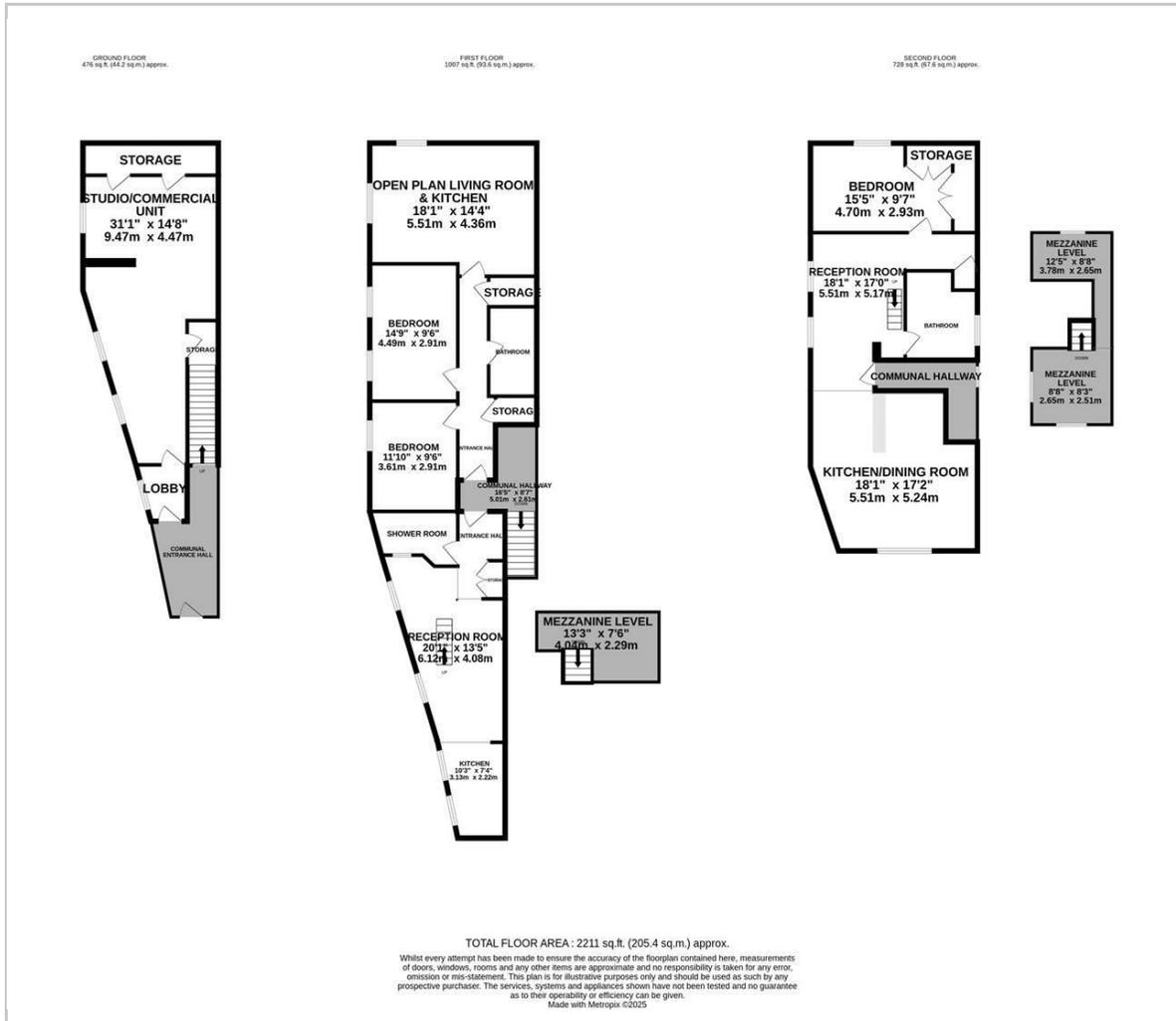
The property: an entire freehold building located in a central St Leonards setting only moments from the beach, comprising of a commercial unit which is currently being used as a studio/workshop and three self-contained apartments. The accommodation here offers a versatile space which could suit a multitude of uses, there is a studio apartment on the first floor which enjoys vaulted ceilings and a bright reception space while at the rear of the building there is a well presented two bedroom apartment with a generous open plan living space and a stylish family bathroom. On the upper floor there is an impressive one bedroom apartment which benefits from wooden beams throughout and a mezzanine level offering additional space for storage or an occasional bedroom. This fantastic property offers a rarely available home and income opportunity producing £45,000 per year.

The location: occupying a central St. Leonards location within walking distance of St. Leonards Gardens and the seafront. It's ideally positioned to enjoy the local shops, restaurants, galleries and the Kino-Theatr. Warrior Square mainline railway station is also within walking distance and enjoys connections to London in just under 90 minutes.





## Floor Plan



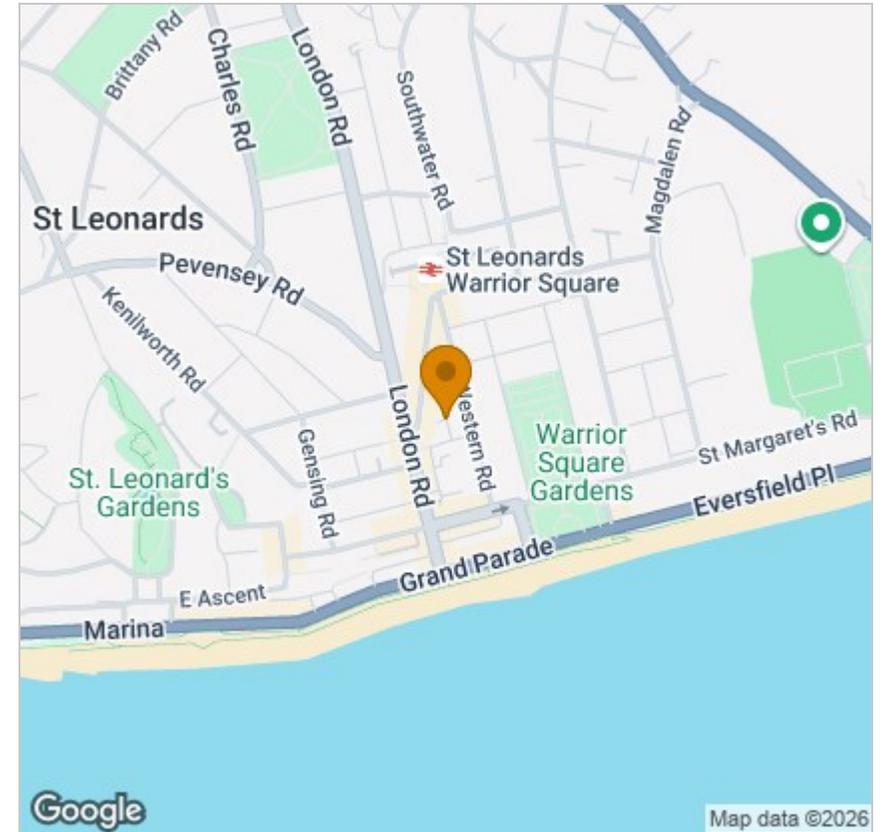
## Viewing

Please contact our John Bray Hastings Sales Office on 01424 421544 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

