

# JOHN BRAY & SONS



6 Upper Maze Hill  
, St Leonards-On-Sea, TN38 0LQ

Offers In Excess Of £100,000

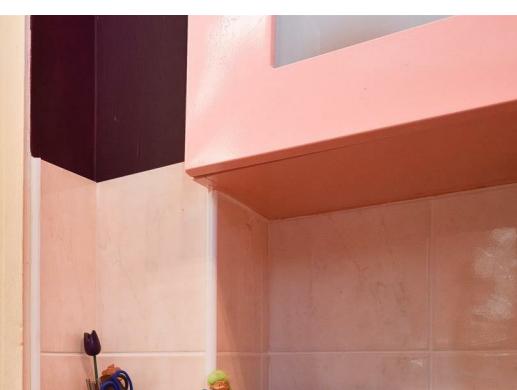
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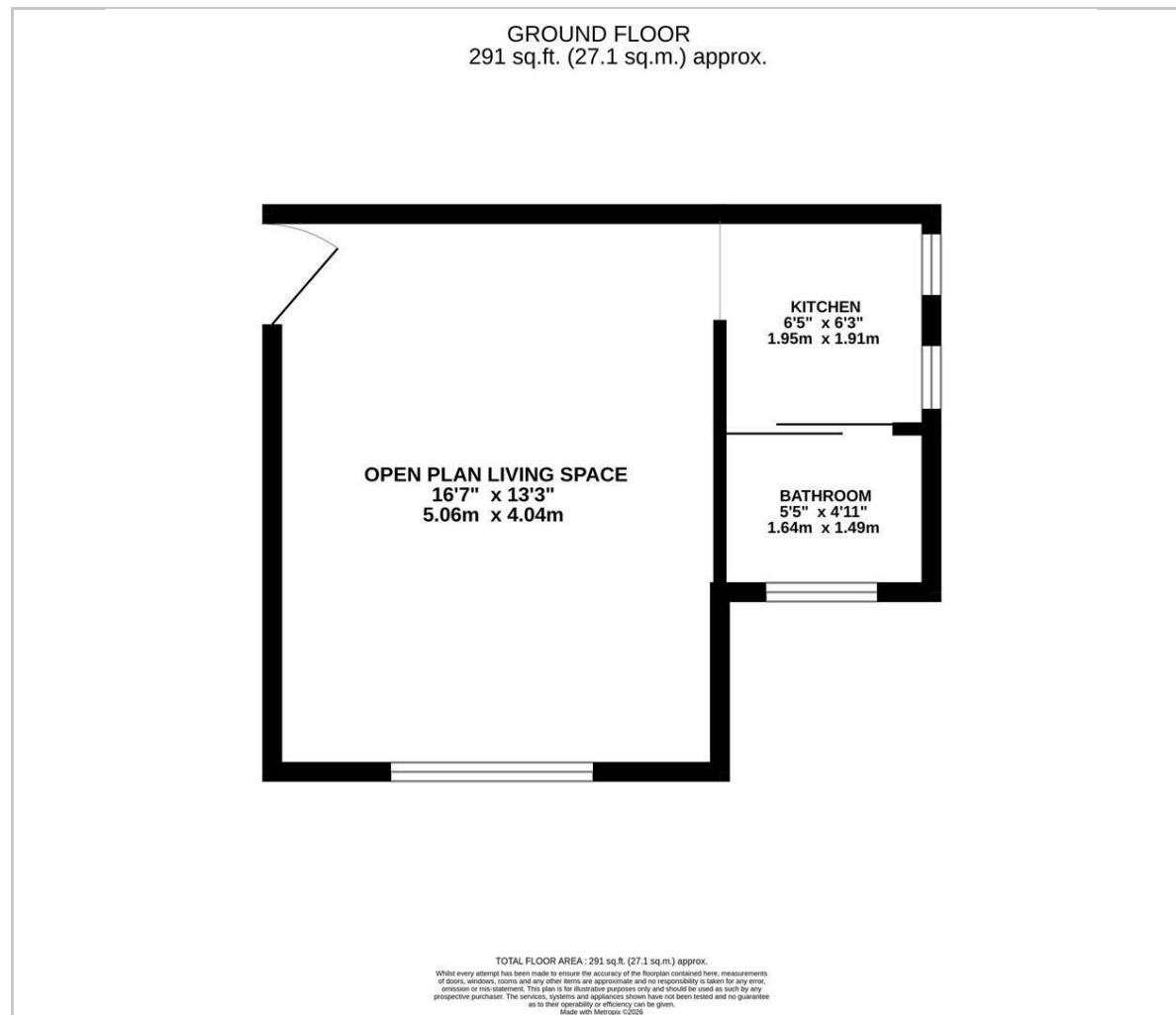
The property: a well presented studio apartment with off road parking. Located on the first floor of this period residence and within walking distance to the seafront, the accommodation here benefits from an open plan living space which measures 16'7 x 13'3 and enjoys a large window framing a rear aspect. The kitchen is located off the living area and features fitted units, ample worktop space and gas stove, together with a bathroom with bath and shower over.

The location: situated in a sought after setting in Burton St. Leonards this charming property is enviably positioned within walking distance to residents gardens at Markwick Terrace, St. Leonards Gardens and central St. Leonards where there are independent shops, restaurants and a mainline railway station which offers connections to London stations.





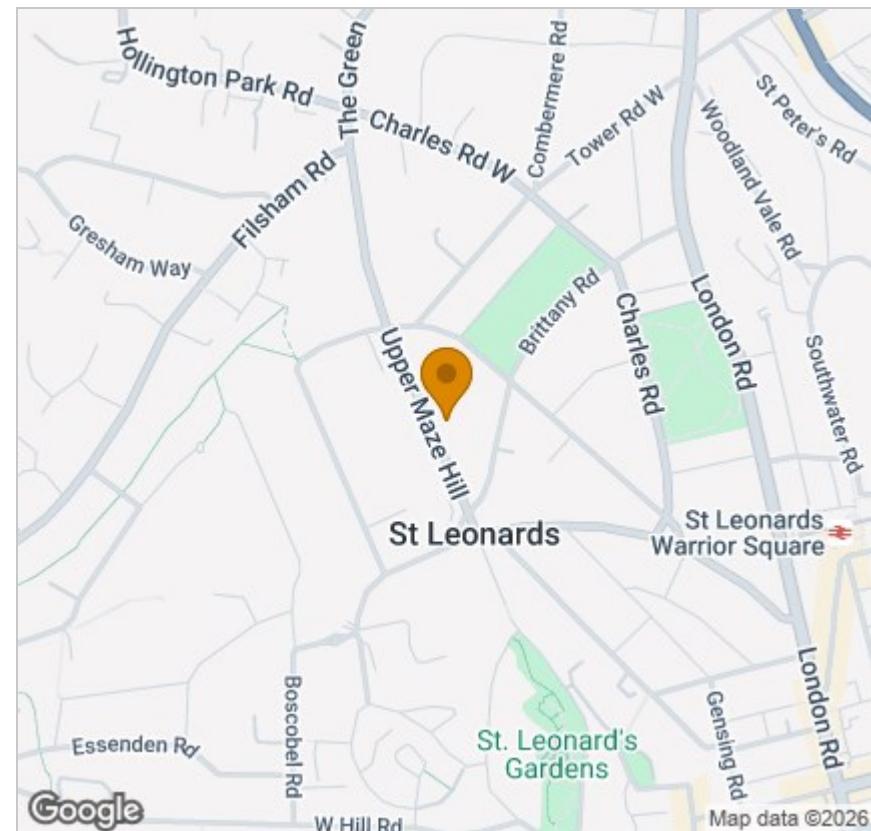
## Floor Plan



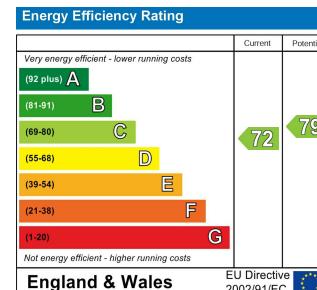
## Viewing

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.

## Area Map



## Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.