

JOHN BRAY & SONS



Flat 4, 19 Charles Road , St Leonards-On-Sea, TN38 0QH

The property: a well presented one bedroom apartment located on the ground floor of this period building. The accommodation comprises a bay fronted living room which is open to the modern fitted kitchen. There is a bedroom with a dual aspect, built-in storage cupboard and a bathroom where there is a shower over the bath. Available mid-March.

The location: situated in a leafy position in St. Leonards opposite Gensing Gardens and within walking distance to local shops, restaurants, the seafront and a mainline railway station.

£800 Per Month

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- Ground floor apartment
- Modern fitted kitchen
- Opposite Gensing Gardens
- Sought after St. Leonards location
- Well presented throughout
- Available mid March



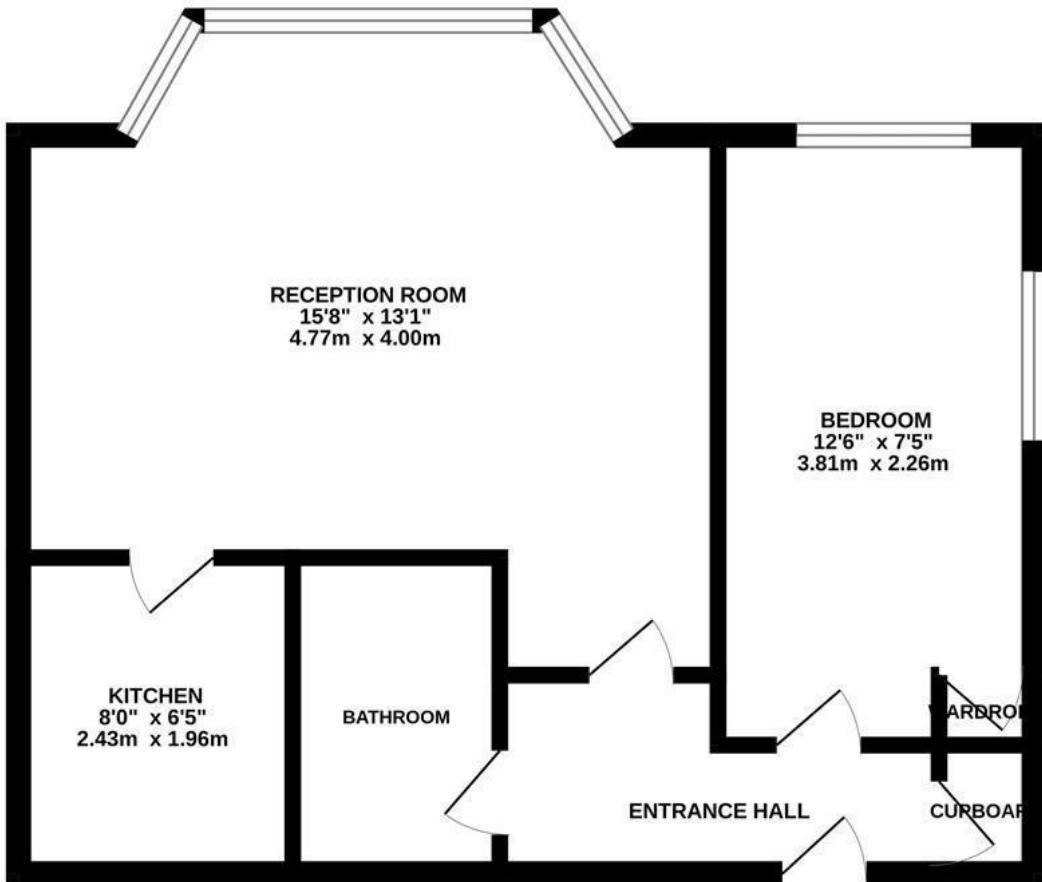
Directions



Floor Plan

GROUND FLOOR

440 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 440 sq.ft. (40.8 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 operation or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	