



41 Chapel Park Road

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

Offers In Excess Of £1,000,000



41 Chapel Park Road



Description

OVER 3,300 SQ.FT OF ACCOMODATION! A truly spectacular, one of a kind home. A charming DETACHED VICTORIAN VILLA located in heart of St Leonards-on-sea. This beautiful residence has been renovated by the current owners to an exceptionally high standard. Set across three floors, with three reception rooms and a self-contained top floor flat accessed through the property.

This enchanting home is surrounded by greenery and with an east facing landscaped garden, it is perfect for hosting in the warmer months. Without comprising on location for space, the vibrant hub of St Leonards is just a 10 minute walk away with its independent boutiques, tasteful eateries and of course... the sea! Benefitting from solar panels, separate art studio in the garden with electric and a sizeable driveway with parking for multiple vehicles.

The ground floor comprises of a bay-fronted living room, library/study, open-plan kitchen/dining room with tinted frameless glass sliding doors out to the garden, cloakroom, utility room and spacious orangery style conservatory.

- 6 Bedroom Detached Victorian Villa
- Solar Panels
- Over 3,300 sq.ft of Living Accomodation!
- Large Rear Garden & Front Driveway For Multiple Vehicles
- Tinted Frameless Sliding Glass Doors To Garden
- Beautifully Renovated By The Current Owners
- Three Bedroom Top Floor Flat Accessed Through The House
- Three Floors of Accomodation
- Original Features Throughout
- Open-Plan Kitchen/Living Room



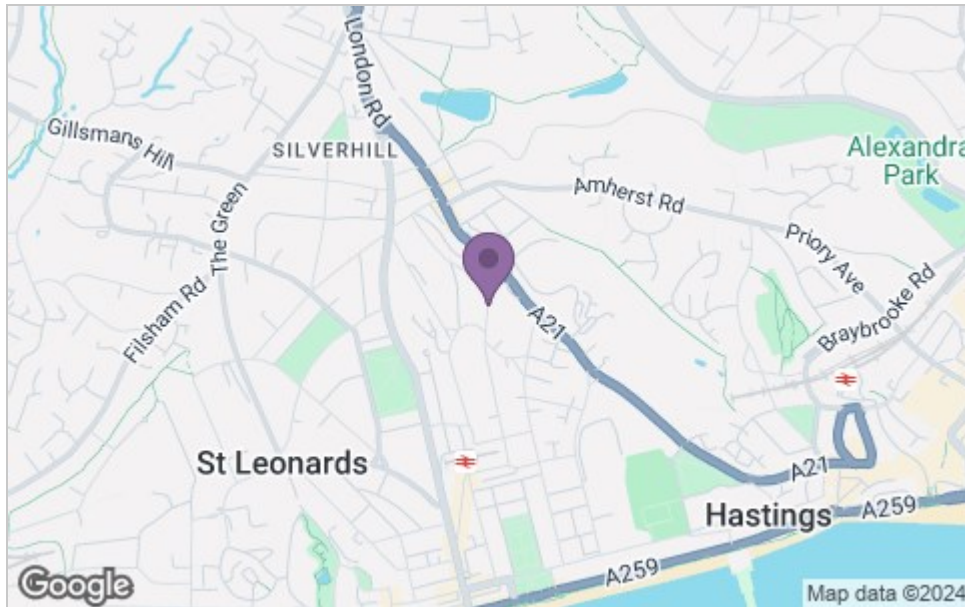


Floor Plan

TOTAL FLOOR AREA: 3458 sq.ft. (321.3 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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Area Map



Viewing

Please contact our St Leonards on Sea Office on 01424 420073 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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Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	