



Windmill Road
St. Leonards-On-Sea, TN38 9BY

Offers in excess of £400,000 Freehold

Wyatt
Hughes
Residential Sales

Windmill Road, St. Leonards-On-Sea, TN38 9BY

Welcome to Audley End. This unequalled property was a former water tower which served St. Leonards before it was transformed into a residential home.

Looking for something remarkable? This home is unique in its design with its red brick aesthetic, high ceilings and it's particular floorplan. Being set back from the main road and down a secluded front pathway, this hidden gem is awaiting for a new buyer to discover it.

Being set over three floors allows for a lot of space and with potential for it to be reconfigured to a new buyers needs. On the first floor as you enter you are met with a comfortable living space, separate kitchen and downstairs W/C. The first floor is currently set up as a bedroom, with en-suite(which was previously another bedroom, but was converted into an en-suite) and separate shower room. The top floor of this home is particularly special with its high ceiling, multiple curved windows, allowing for not only plenty of light but views reaching over the sea and towards Eastbourne. The mezzanine level is perfect height to be a work space or chill-out area. The room itself would make for a fantastic art/studio space.

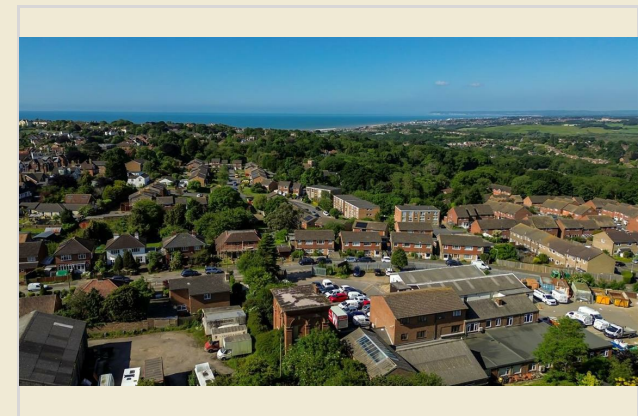
Need outside space and parking for multiple vehicles ? The garden space is to the front of the home, although not overlooked as it is tucked back from the main road, with matured shrubs and plants, there is also a main grassed section which is ideal for entertaining or hosting friends and family. There is also the benefit of a large driveway which could host 2/3 cars.

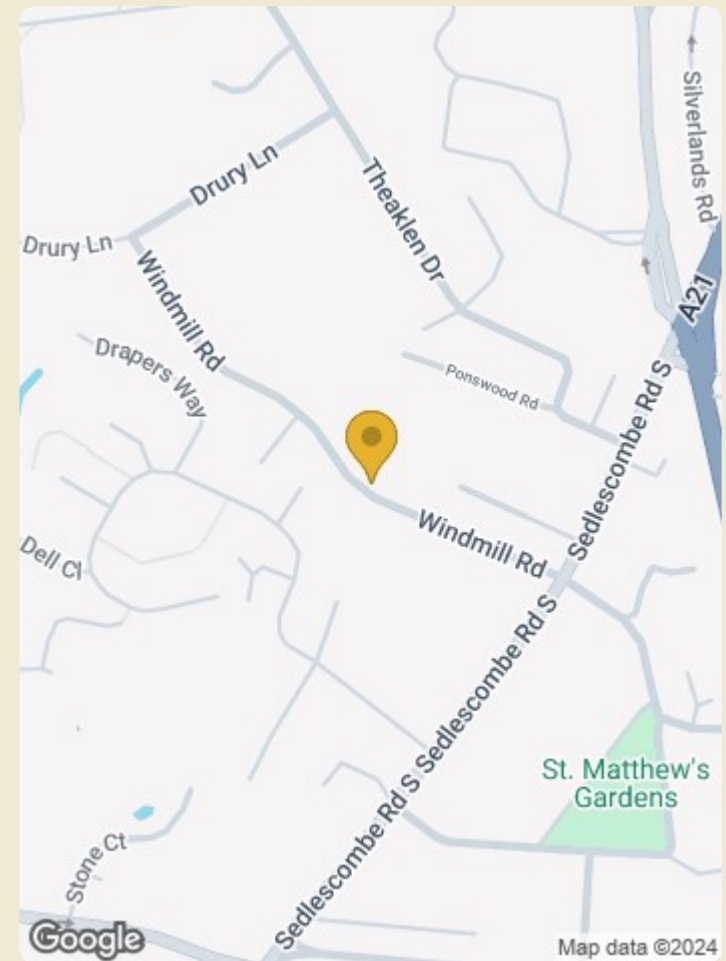
Overall this rare to market home would be perfect for a new buyer to put their own spin on it and create something truly unmatched.

Set in North St. Leonards, you are within walking distance of the local superstore ASDA and the many independent shops of Silverhill.

Looking to arrange your viewing? Contact local agent Wyatt Hughes today.

- COUNCIL TAX C
- FORMER WATER TOWER
- UNIQUE AND RARE TO MARKET
- PARKING FOR MULTIPLE CARS
- FRONT GARDENS
- EPC E
- DETACHED HOME
- 2/3 BEDROOMS
- THREE STOREYS
- EXTENDED VIEWS





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	82	England & Wales
		48	EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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