



Mercatoria
St. Leonards-On-Sea, TN38 0EB
£450,000 Freehold

**Wyatt
Hughes**
Residential Sales

Mercatoria, St. Leonards-On-Sea, TN38 0EB

Looking for a three-bedroom house with period features and a courtyard garden? This home in Mercatoria offers plenty of character with wooden floors, sash windows, and views over the rooftops and sea.

This charming three-bedroom terraced house in Mercatoria, St Leonards, is full of character and period features. Spread over three storeys, the property offers a well-thought-out layout with spacious living areas that make the most of the space available. The wooden floors throughout bring warmth and character to the home, while the fireplace in the living room adds a touch of traditional charm.

The house features wooden sash double-glazed windows, allowing plenty of natural light to fill the rooms and giving a peaceful feel to the space. On the top floor, the views over the rooftops provide a nice sense of openness. Each of the bedrooms is a good size and benefits from the property's original features, making the rooms feel bright and airy.

The courtyard garden is a great addition to the house, offering a private space to relax or entertain, with just enough room to enjoy some outdoor time without being too much to maintain.

Location

Being moments away from the hub of Central St. Leonards allows you to easily walk to the plethora of local coffee houses, boutique restaurants, pubs and bars of Norman and Kings Road, along with a short stroll down to the seafront where you can enjoy the beach, Warrior Gardens and views along the coast.

Overall, this home blends traditional features with modern comfort, creating a lovely living space in a convenient location

- EPC D
- THREE /FOUR BEDROOM TERRACE HOUSE
- NEW WOODEN SASH DOUBLE GLAZED WINDOWS
- CENTRAL ST.LEONARDS LOCATION
- VIEWS OVER ST.LEONARDS AND THE SEA
- COUNCIL TAX B
- COURTYARD GARDEN
- CHARACTERFUL HOME WITH FIREPLACES AND WOODEN FLOORS
- THREE BATHROOMS
- WALKING DISTANCE TO LOCAL SHOPS, BARS AND RESTAURANTS



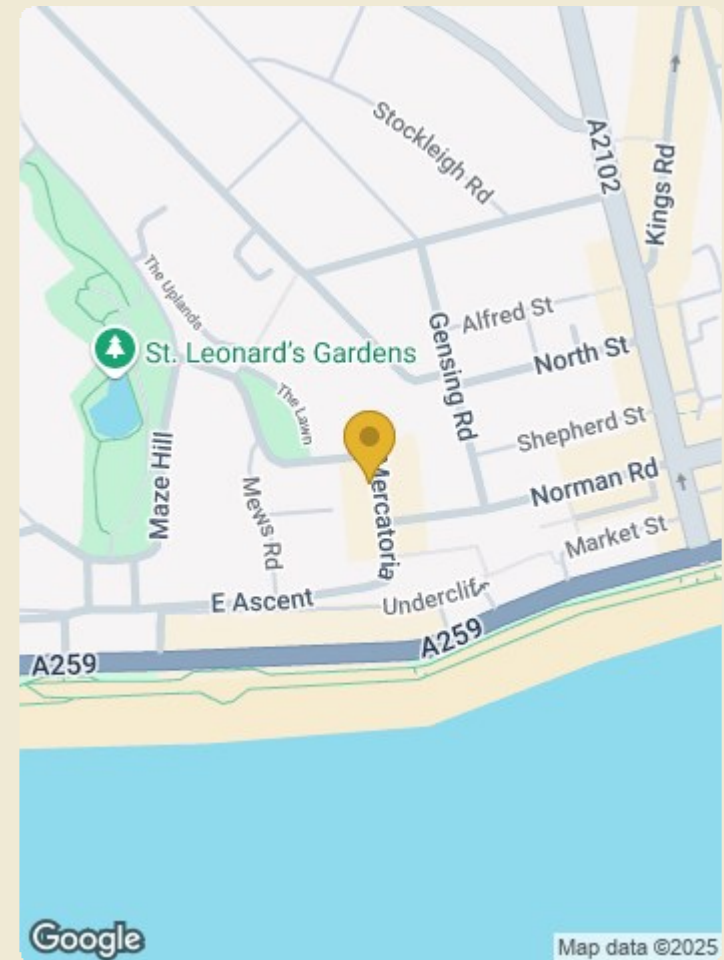
Mercatoria



Approx. Gross Internal Floor Area 1148 sq. ft / 106.80 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		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		England & Wales	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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