



**HOME + CASTLE**  
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**new**  
instruction



## The Green, St. Leonards-On-Sea, TN38

Freehold | House | 4 Bedrooms

May Trees, a superb detached 1920's home which has character and charm in abundance. This beautiful property sits on a fantastic plot with sun drenched gardens that will leave you breathless. A property of this age, character and quality rarely comes to the market.

For those looking for a period property with character, original features and the wow factor, May Trees will tick the boxes. With off-road parking, a detached garage and beautifully manicured gardens, this property will make a first impression that lasts long after other properties have been forgotten.

**FOR SALE**  
**FREEHOLD**  
**£650,000**

## Dimensions

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. Appliances shown on the floor plan are only included if built-in, integrated or specifically stated. No systems or appliances have been tested.

## Hallway

Exposed floor boards.

Alarm control panel.

Leads to;

## Living Room 22'5" max x 14'4" incl bay (6.83m max x 4.37m incl bay)

Bright and light with dual aspect.

Double glazed box bay windows to front and side.

Open fire.

Exposed floor boards.

## Dining Room 19'0" x 10'4" (5.79m x 3.15m)

Bright and light with dual aspect.

Double glazed French doors open on to patio and garden.

Box bay double glazed window to side.

Exposed floor boards.

## Kitchen 12'6" max x 11'1" (3.81m max x 3.38m)

Bright and light with dual aspect.

Double glazed windows to rear and side.

Built-in double electric oven and grill.

Built-in gas hob.

Plumbing for dish washer.

Space for tall fridge freezer.

Cupboards and work surfaces.

## Utility Room 10'0" x 7'3" (3.05m x 2.21m)

Plumbing for washing machine.

Worktops and storage.

Sink.

Double glazed window to side.

## Door to Side of Property

Storage Area by Stairs with door to side of property.

## Cloak Room 9'10" x 3'0" (3.00m x 0.91m)

WC with raised high-flush cistern.

Basin

Double glazed windows x 2 to front.

## Staircase

From hallway to 1st floor.

Large feature opaque window.

## 1st Floor Landing

Galleried landing.

Exposed floorboards.

Hatch to boarded loft with pull down ladder.

## Bedroom 1 17'0" max x 12'0" (5.18m max x 3.66m)

Light & bright.

Dual aspect.

Double glazed windows to front and side.

Storage cupboard.

Tiled open-fire place (not used).

Exposed floor boards.

## Bedroom 2 14'5" x 10'5" (4.39m x 3.18m)

Light & bright.

Dual aspect.

Double glazed windows to rear and side.

Storage cupboard.

Exposed floor boards.

## Bedroom 3 11'3" x 7'10" (3.43m x 2.39m)

Double glazed window over rear garden.

Boiler housed in cupboard.

Exposed floor boards.

Wash hand basin.

Shower and WC in entrance to room.

## Bedroom 4 10'10" x 7'11" (3.30m x 2.41m)

Double glazed window to front.

Exposed floor boards.

## Family Bathroom 8'1" x 7'3" (2.46m x 2.21m)

Rolled top bath with mixer taps and shower attachment.

WC

Basin

Opaque double glazed window to front.

## Outside Front

Front

Off-road parking for two cars.

Detached garage with up & over door.

Side access door and window.

Front garden laid to lawn and mature plants.

Privacy courtesy of mature trees and hedging.

Wrought iron gate leads to side and rear of property.

## Gardener's Retreat

Located behind the garage

Covered area to relax and shelter on those rainy days.

Outside WC

Wrought iron gate to rear garden.

## Rear Garden

Manicured gardens to 3 sides.

Offering a large degree of seclusion.

Mature plants, trees and hedges.

Fig tree.

Pathways and areas to sit and relax.

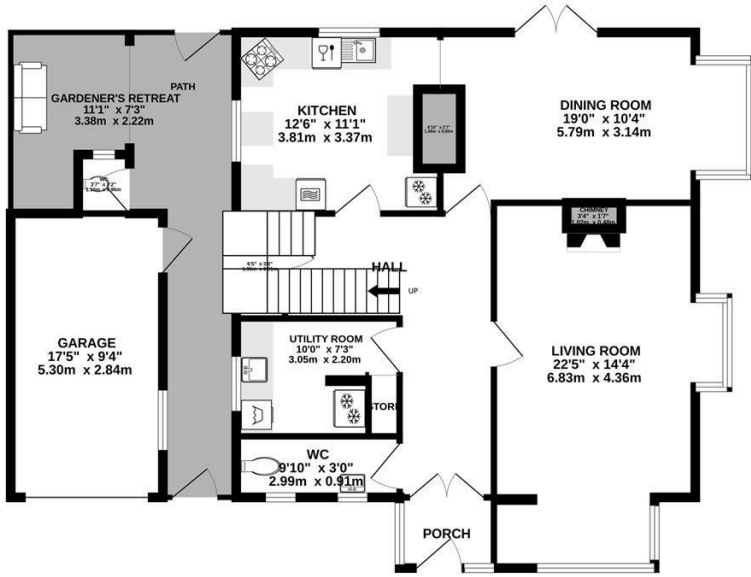
Double side gate rear access at bottom of garden.

Summerhouse & glass house.

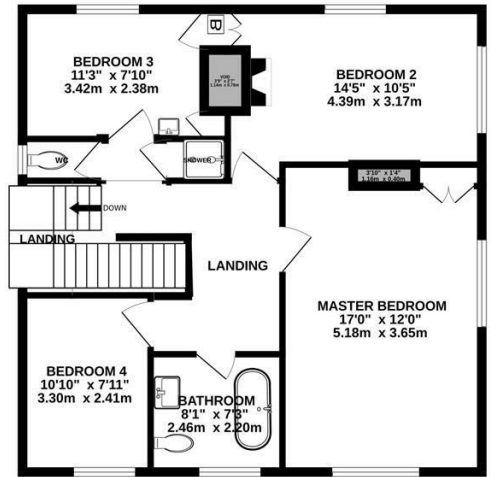
The "Green Observatory".

# Floor Plan

GROUND FLOOR  
1051 sq.ft. (97.7 sq.m.) approx.



1ST FLOOR  
764 sq.ft. (70.9 sq.m.) approx.

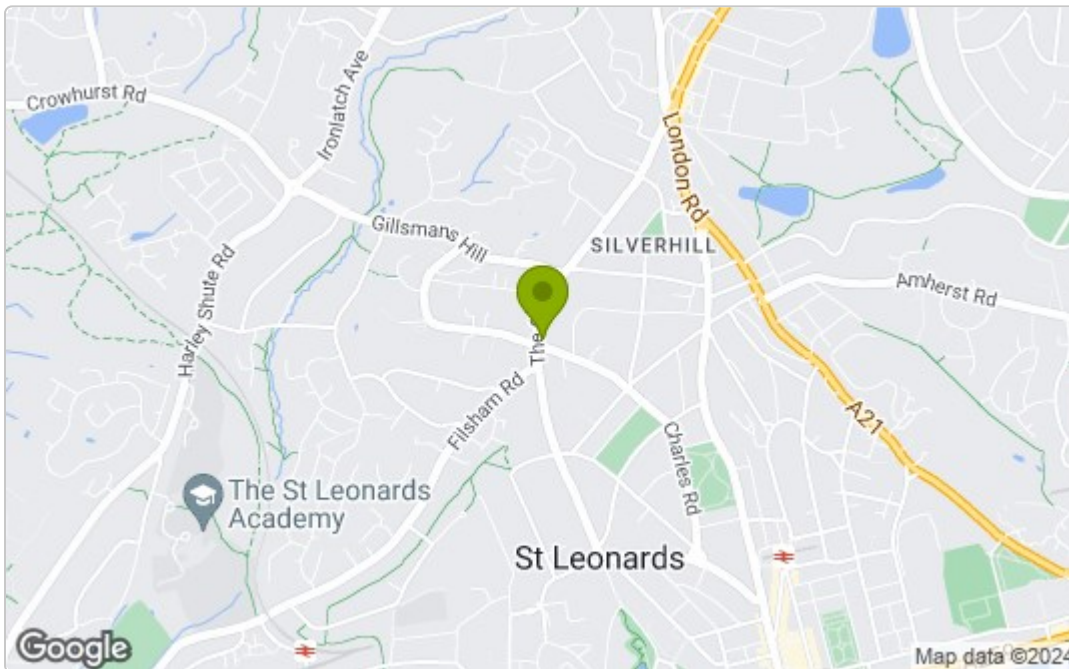


1920'S PERIOD PROPERTY

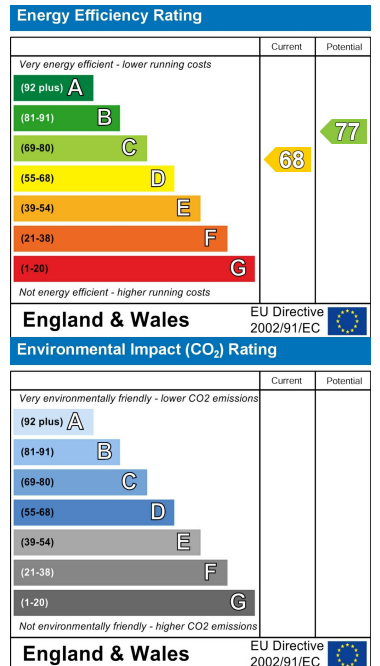
TOTAL FLOOR AREA: 1815 sq.ft. (168.6 sq.m.) approx.

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



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.