



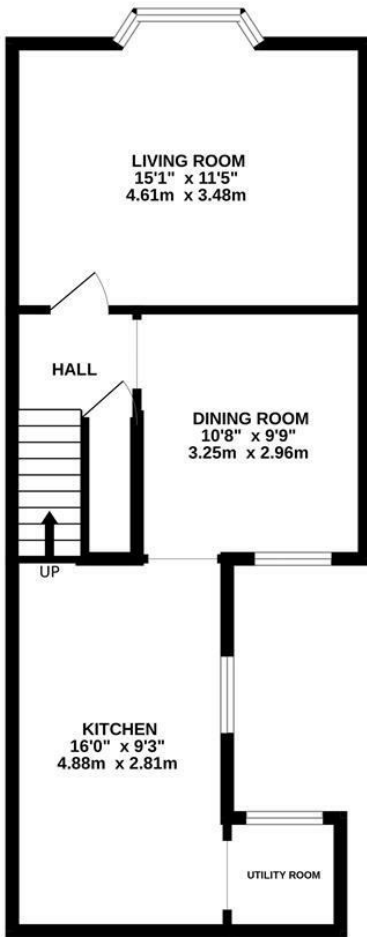
Western Road, St. Leonards-On-Sea TN37 6DG

Offers in excess of £400,000

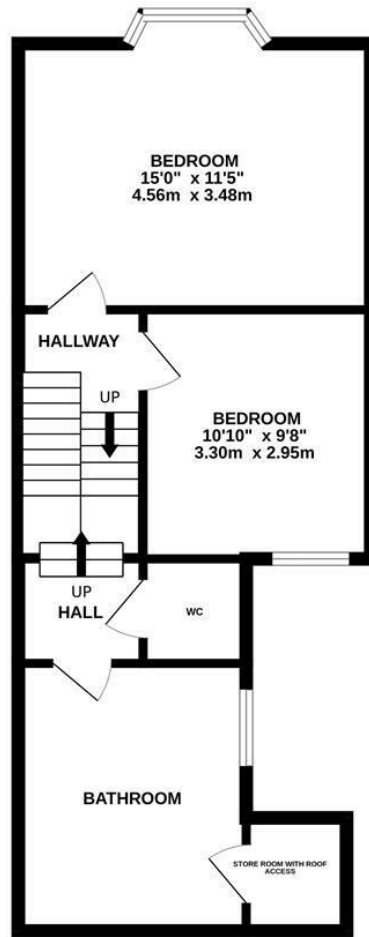


An exceptional two bedroom, TWO RECEPTION ROOM MAISONETTE located in the HUB OF ST. LEONARDS ON SEA, just moments from local independent stores, antique shops, restaurants, cafes and galleries. St. Leonards mainline railway station and the beach are also within immediate walking distance. SPANNING TWO STOREYS, with mezzanine level bathroom, toilet and store room, the accommodation here enjoys generous proportions and has been refurbished to a high standard yet retains a WEALTH OF ORIGINAL FEATURES including exposed brickwork, exposed floorboards and original doors, also benefitting from a brand new boiler. The well designed living space enjoys a front aspect with a large bay window and WOOD BURNING STOVE, there is a SEPARATE DINING ROOM with exposed brickwork on the chimney breast which leads through to the fully equipped kitchen. The kitchen enjoys ample storage space, a double butler sink, a WALK IN UTILITY ROOM and an exposed sandstone wall. The boutique style bathroom enjoys a freestanding bath and walk-in monsoon shower area and on the upper floor there are TWO DOUBLE BEDROOMS.

GROUND FLOOR
498 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 1017 sq.ft. (94.5 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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