

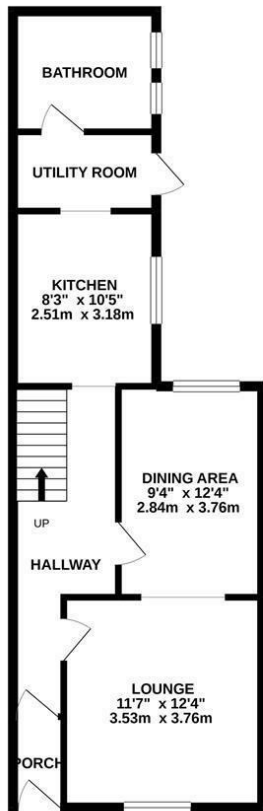
## Mercatoria, St. Leonards-On-Sea TN38 0EB

Offers in excess of £525,000

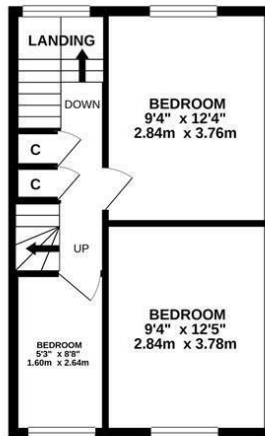


A charming four bedroom, THREE STOREY character home situated in the HEART OF MERCATORIA. It's positioned in an IDYLIC LOCATION within walking distance to the seafront, perfect for enjoying the beach and independent stores, galleries and eateries in the hub of St. Leonards On Sea. If you fancy venturing further afield there is a mainline railway station just a short stroll away with connections to London. The accommodation here is arranged as a BRIGHT LIVING SPACE which benefits from DOUBLE DOORS leading out to the courtyard and is open to a separate dining area enjoying a front aspect. The FITTED KITCHEN is positioned at the rear of the property offering ample storage space with a HANDY UTILITY ROOM and stylish downstairs bathroom. On the first floor there are three bedrooms, two of which are generous double rooms, while the upper floor houses the fourth bedroom and an additional SHOWER ROOM. There is a REAR COURTYARD GARDEN which provides the perfect spot to enjoy the afternoon sun and dine al-fresco along with a handy STORAGE SHED. Being sold with NO ONWARD CHAIN this fantastic property would make the PERFECT SEASIDE RETREAT or family home.

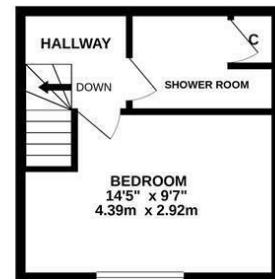
GROUND FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR  
373 sq.ft. (34.7 sq.m.) approx.



2ND FLOOR  
236 sq.ft. (21.9 sq.m.) approx.



TOTAL FLOOR AREA: 1158 sq.ft. (107.6 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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