



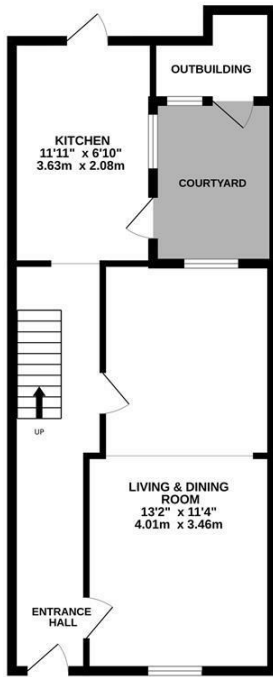
Alfred Street, St. Leonards-On-Sea TN38 0HD

Offers in excess of £425,000



A spacious three bedroom, THREE STOREY HOUSE located in an enviable central St. Leonards setting within WALKING DISTANCE TO THE SEAFRONT, local independent shops, eateries and a mainline railway station which benefits from connections to London stations. The accommodation is presented to an excellent standard throughout boasting a WEALTH OF ORIGINAL FEATURES including exposed floorboards and original fireplaces. The ground floor offers a DUAL ASPECT LIVING AND DINING SPACE with open shelving and two fireplaces, one of which is fitted with a WOOD BURNING STOVE while the kitchen is positioned at the rear of the property with access out to a courtyard area of garden where there is a BRICK BUILT OUTBUILDING providing storage. On the first floor there are two double bedrooms together with a LARGE FAMILY BATHROOM where there is a FREESTANDING BATH and separate shower enclosure, there is access out to a second area of garden which is paved to provide a low maintenance space perfect for dining al-fresco. The upper floor houses the principal bedroom which enjoys a PICTURESQUE OUTLOOK across the neighbouring rooftops towards the English Channel. Being sold with NO ONWARD CHAIN this fantastic family home is not to be missed.

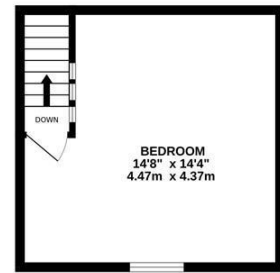
GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
514 sq.ft. (47.7 sq.m.) approx.



2ND FLOOR
250 sq.ft. (23.2 sq.m.) approx.



TOTAL FLOOR AREA: 1312 sq.ft. (121.9 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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