

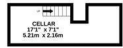
Sedlescombe Road South, St. Leonards-On-Sea TN38 0TA

Offers in excess of £700,000

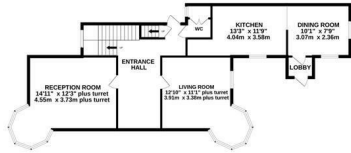


An impressive five bedroom, three reception room ARTS AND CRAFTS HOUSE with a detached garage situated in a convenient location within walking distance to Alexandra Park, nearby shops, a superstore, local schools and good transport links. SPANNING THREE STOREYS the accommodation here offers a versatile layout benefitting from a PLETHORA OF ORIGINAL FEATURES including stained glass windows, exposed floorboards and high ceilings. You enter in to a welcoming entrance hall with a PANELLED STAIRCASE wrapping around to the upper two floors. There is a charming living room which enjoys a lovely outlook of the rear garden, an open fireplace and a large turret window, the second reception room also enjoys a turret window and a MARBLE FIREPLACE, while the kitchen is positioned at the rear of the property and open to the dining room. The kitchen is fitted with traditional style units and an AGA, there is also a downstairs w/c and a CELLAR which provides a useful storage space. On the first floor there are THREE LARGE DOUBLE BEDROOM together with a family bathroom and an additional w/c. The upper floor houses two

GROUND FLOOR
820 sq.m. (20,500 sq.ft.) approx.



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1ST FLOOR
875 sq.m. (22,000 sq.ft.) approx.



2ND FLOOR
1,126 sq.m. (28,400 sq.ft.) approx.



TOTAL FLOOR AREA : 2821 sq.ft. (262.1 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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