



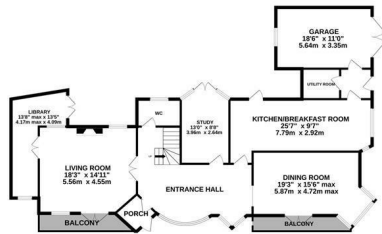
Charles Road, St. Leonards-On-Sea TN38 0QH

Offers in excess of £1,100,000

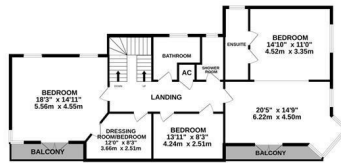


A beautifully presented, DETACHED FAMILY HOME occupying a sought after and LEAFY ST. LEONARDS LOCATION situated between Markwick Gardens and Gensing Gardens. Central St. Leonards is easily accessible on foot and offers a collection of independent shops, restaurants, galleries and a mainline railway station benefitted from connections to London. The property dates back to 1925 with ACCOMMODATION SPANNING THREE STOREYS offering generous proportions and retaining a wealth of original features including fireplaces, PARQUET WOODEN FLOORING laid in a herringbone pattern and feature windows. You enter in to a IMPRESSIVE RECEPTION HALL with a large bay window, this leads through to the cosy living space which benefits from a WOOD BURNING STOVE, access to the library and double doors leading out to a veranda. There is a separate study, a formal dining room which also enjoys DOUBLE DOORS OPENING TO A PRIVATE VERANDA and there is a CHARMING KITCHN/BREAKFAST ROOM with a range style oven and quarry tiled flooring. There is also a downstairs w/c, UTILITY ROOM and access to the integral garage. On the

GROUND FLOOR
1547 sq.ft. (143.7 sq.m.) approx.



1ST FLOOR
1235 sq.ft. (114.7 sq.m.) approx.



2ND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 3262 sq.ft. (303.1 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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