



London Road, St. Leonards-On-Sea TN37 6LU

Offers in excess of £650,000



A five storey freehold building with COMMERCIAL AND RESIDENTIAL USE set in the heart of St. Leonards On Sea. Positioned just a SHORT STROLL FROM THE MAINLINE STATION and the beach its ideally located for life at the coast. The accommodation here enjoys a unique set up with the lower two levels enjoying commercial use, currently used as a RETAIL SPACE with a FIVE BEDROOM MAISONETTE found above. This fantastic property has been PAINSTAKINGLY RESTORED from top to bottom, to include a NEW ROOF, new plumbing, electrics and NEW DOUBLE GLAZED SASH WINDOWS. The living space is sat on first floor with a beautiful bay window enjoying a front aspect, this is open to the kitchen area and there is also a SEPARATE LAUNDRY/UTILITY ROOM. On the floor above there are three double bedrooms and a TRADITIONAL YET STYLISH BATHROOM with a freestanding, roll top bath on the half landing. On the upper level there are a further two double bedrooms and a SIMPLY STUNNING SHOWER ROOM with feature porthole windows. accessed via the bedroom at the rear there is a QUIRKY MEZZANINE LEVEL which is currently used as a home



TOTAL FLOOR AREA : 3331 sq.ft. (309.5 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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