

## 9 Carisbrooke Road

, St. Leonards-On-Sea, TN38 0JS

An impressive THREE BEDROOM MAISONETTE with a PRIVATE ROOF TERRACE spanning the upper storeys of this attractive period residence. It's situated in an enviable position in central St. Leonards within walking distance to local independent shops, restaurants, galleries, the seafront and mainline railway station which benefits from connections to London stations. The accommodation here is arranged over two floors with the OPEN PLAN LIVING SPACE positioned on the top floor enjoying engineered oak flooring and a bright DUAL ASPECT. There is a MODERN FITTED KITCHEN providing ample storage and worktop space while on the half landing there is access to the roof terrace which relishes FAR REACHING SEA VIEWS and offers the perfect spot to DINE AL-FRESCO. The three bedrooms span the floor below, two of which are generous double rooms both benefitting from BUILT-IN STORAGE, together with a generous family bathroom where there is a **CLAWFOOT BATHTUB and a separate** shower enclosure. Being sold with NO ONWARD CHAIN and a NEW 999 YEAR LEASE, this fantastic property would make the PERFECT FAMILY HOME or seaside retreat and is not to be missed.

















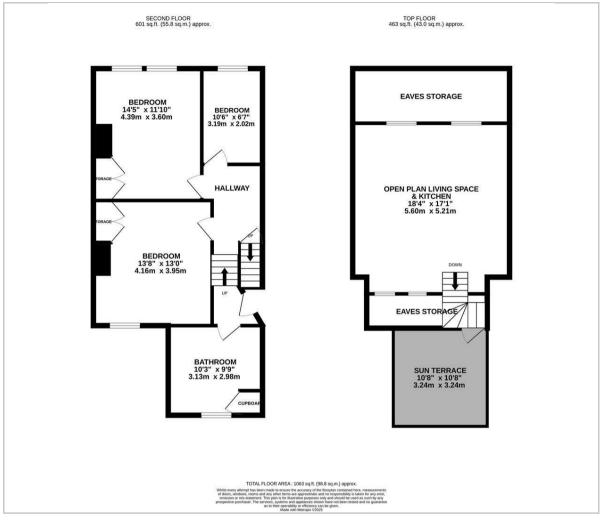








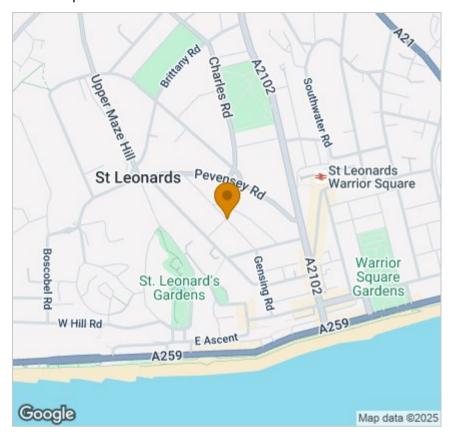
## Floor Plan Area Map



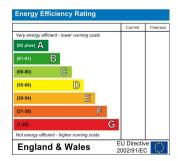
## Viewing

Please contact our Hastings Office on 01424 444700

if you wish to arrange a viewing appointment for this property or require further information.



## **Energy Efficiency Graph**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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