

MADE



8 Brittany Road

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

Offers in excess of £1,400,000



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Originally constructed in the 1900's this attractive EDWARDIAN RESIDENCE has benefitted from a TOTAL RESTORATION offering accommodation presented to an excellent standard throughout, enjoying LUXURY FITTINGS which compliment the property's heritage, seamlessly combining with the ABUNDANCE OF ORIGINAL FEATURES on show. Spanning three spacious storeys, the accommodation here offers a VERSATILE LAYOUT perfect for family life, you enter into a welcoming entrance hall with original panelling and a CENTRAL STAIRCASE leading to the upper floors. ORIGINAL FLOORBOARDS flow throughout the ground floor where there is a charming living room which enjoys a DUAL ASPECT and a MARBLE FIREPLACE which is fitted with a WOOD-BURNING STOVE, there is a formal dining room with a large bay window framing a bright front aspect and a cosy study with an open fireplace. There is also a DOWNSTAIRS W/C under the stairs. Positioned at the rear of the property, the EAT-IN KITCHEN features a VAULTED CEILING, ample space for a dining table, access out to the garden with a BOOT ROOM and a SECONDARY W/C. The kitchen is fitted with contemporary units housing INTEGRATED APPLIANCES including a Bora induction hob with extractor fan, a Siemens full sized conventional/steam oven, a Siemens full sized combi microwave oven, Integrated Miele dishwasher, and a Quooker hot water tap with cube for added chilled filtered still or sparkling

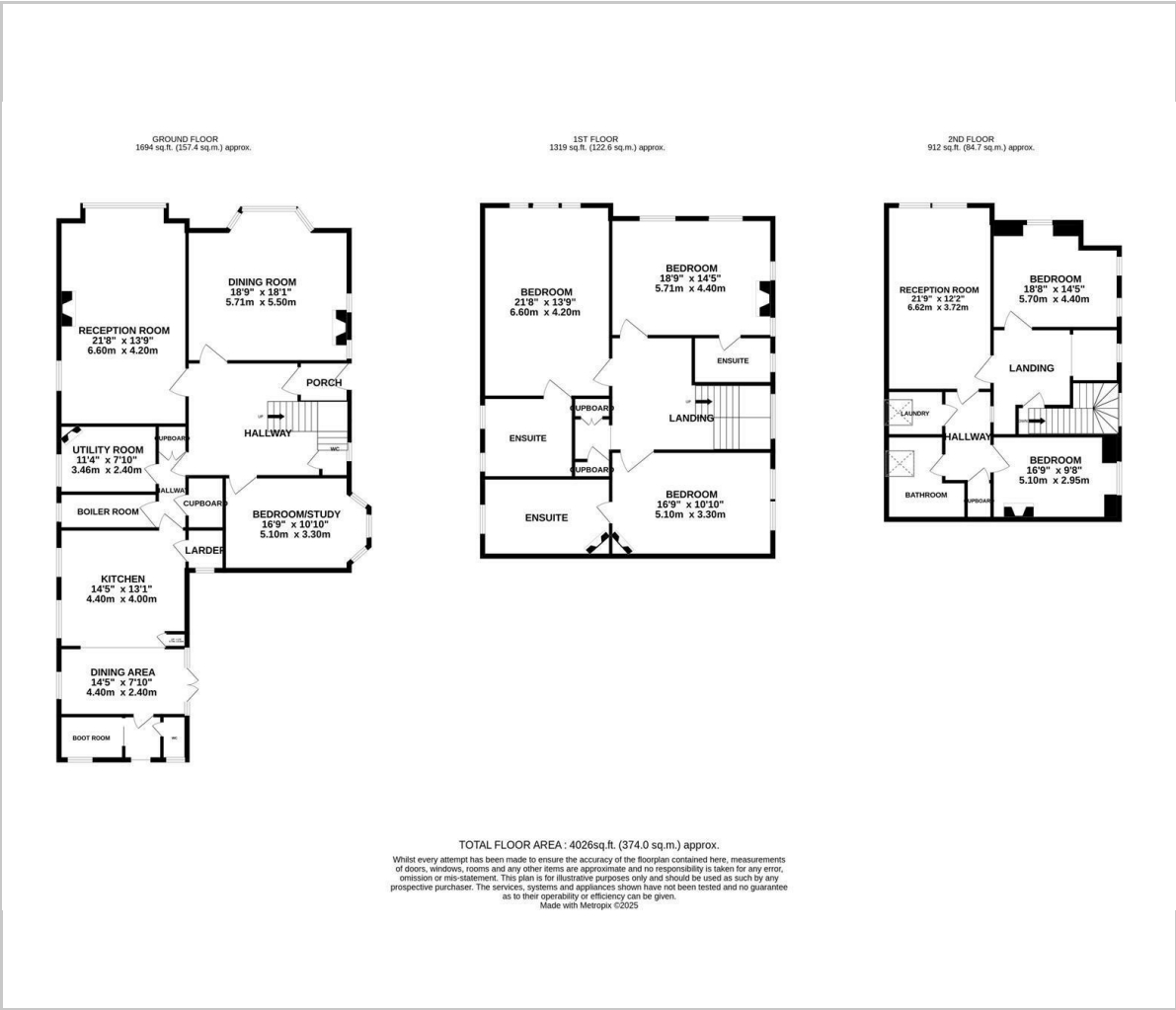




water. The kitchen also benefits from **ELECTRIC UNDERFLOOR HEATING** as well as radiators. Just off of the kitchen there is a **PANTRY FOR ADDITIONAL STORAGE** along with a separate **UTILITY/LAUNDRY ROOM**. Leading to the first floor you will find original **STAINED GLASS WINDOWS** on the half landing along with three well proportioned double bedrooms, all with **LUXURY EN-SUITE BATHROOMS** and there is plenty of additional storage space. The upper floor offers a further reception room, two double bedrooms and a family bathroom.



Floor Plan



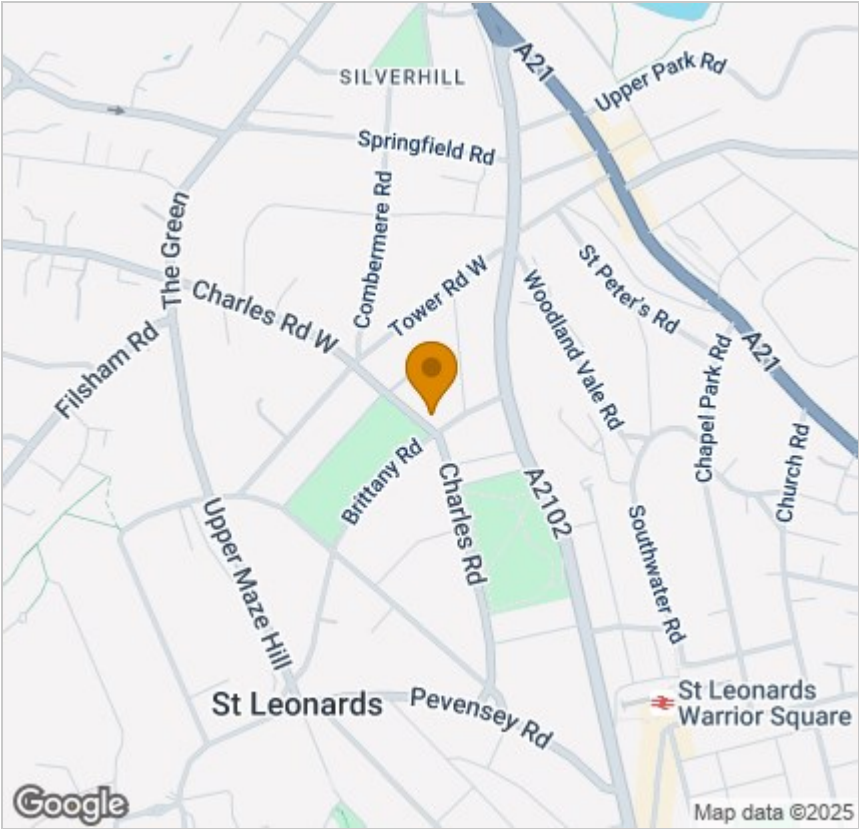
Viewing

Please contact our Hastings Office on 01424 444700 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

