



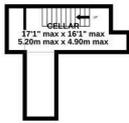
## London Road, St. Leonards-On-Sea TN37 6LT

Offers in excess of £1,100,000

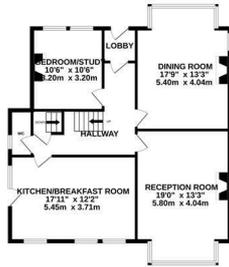


Exquisite six bedroom DETACHED VICTORIAN RESIDENCE with a double garage located in the heart of St Leonards-On-Sea. It occupies a secluded, leafy spot and is enviably positioned within WALKING DISTANCE OF THE BEACH, local independent stores, award winning eateries and galleries along with a mainline railway station with connections to London. Approached via a large, lawned front garden you enter into an impressive entrance hall with exposed wooden floorboards flowing throughout the ground floor. Spanning THREE STOREYS the accommodation here exhibits a SENSE OF GRANDEUR, with generous proportions and a wealth of original features including high ceilings, fireplaces and detailed cornicing. The living room is positioned at the rear of the property enjoying a LARGE BAY WINDOW which frames an outlook of the garden and there is a second reception room which relishes a bright dual aspect. The fitted EAT-IN KITCHEN offers ample storage and worktop space along with plenty of room for a dining table to create the ideal sociable setting. There is also a downstairs cloakroom and a study on this floor which could also be used

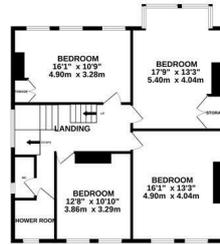
BASEMENT  
140' x 62' (241' sq.ft.) approx.



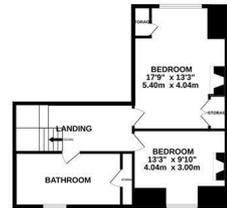
GROUND FLOOR  
140' x 62' (241' sq.ft.) approx.



1ST FLOOR  
102' x 62' (262' sq.ft.) approx.



2ND FLOOR  
59' x 62' (247' sq.ft.) approx.



TOTAL FLOOR AREA : 3079 sq.ft. (286.0 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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