

MADE



1 Clinton Crescent

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

Offers in excess of £800,000



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*** SOLD PRIOR TO PRESS *** A handsome Victorian family home with extensive gardens, a GARAGE AND OFF ROAD PARKING situated in one of St. Leonards most sought after addresses. It's enviably positioned within immediate reach of local stores at Bohemia and just a short stroll from the hub of St. Leonards-On-Sea which offers a collection of independent shops, eateries, galleries and access to the beach. If you fancy venturing further afield St. Leonards mainline railway station offers connections to London stations in just over 1 hour and 20 minutes. The IMPRESSIVE ACCOMMODATION here spans four storeys and showcases a WEALTH OF ORIGINAL FEATURES, yet offers the opportunity for somebody to create their forever family home. You enter via an enclosed porch in to a welcoming entrance hall where there are TWO VAST RECEPTION ROOMS together with a separate dining room which leads through to the kitchen at the rear of the property and gives access to the adjoining utility room. There is also a handy downstairs cloakroom. On the first floor there are FOUR WELL PROPORTIONED DOUBLE BEDROOMS together with a modern family bathroom fitted with a bath and separate shower enclosure. The upper floor houses three additional bedrooms and there is potential to create a second bathroom. The LOFT ROOM measures a generous 24'9" x 11'5" and benefits from power. Externally the larger than expected garden extends to over 100m with GATED REAR ACCESS via Harting Combe, it's mainly

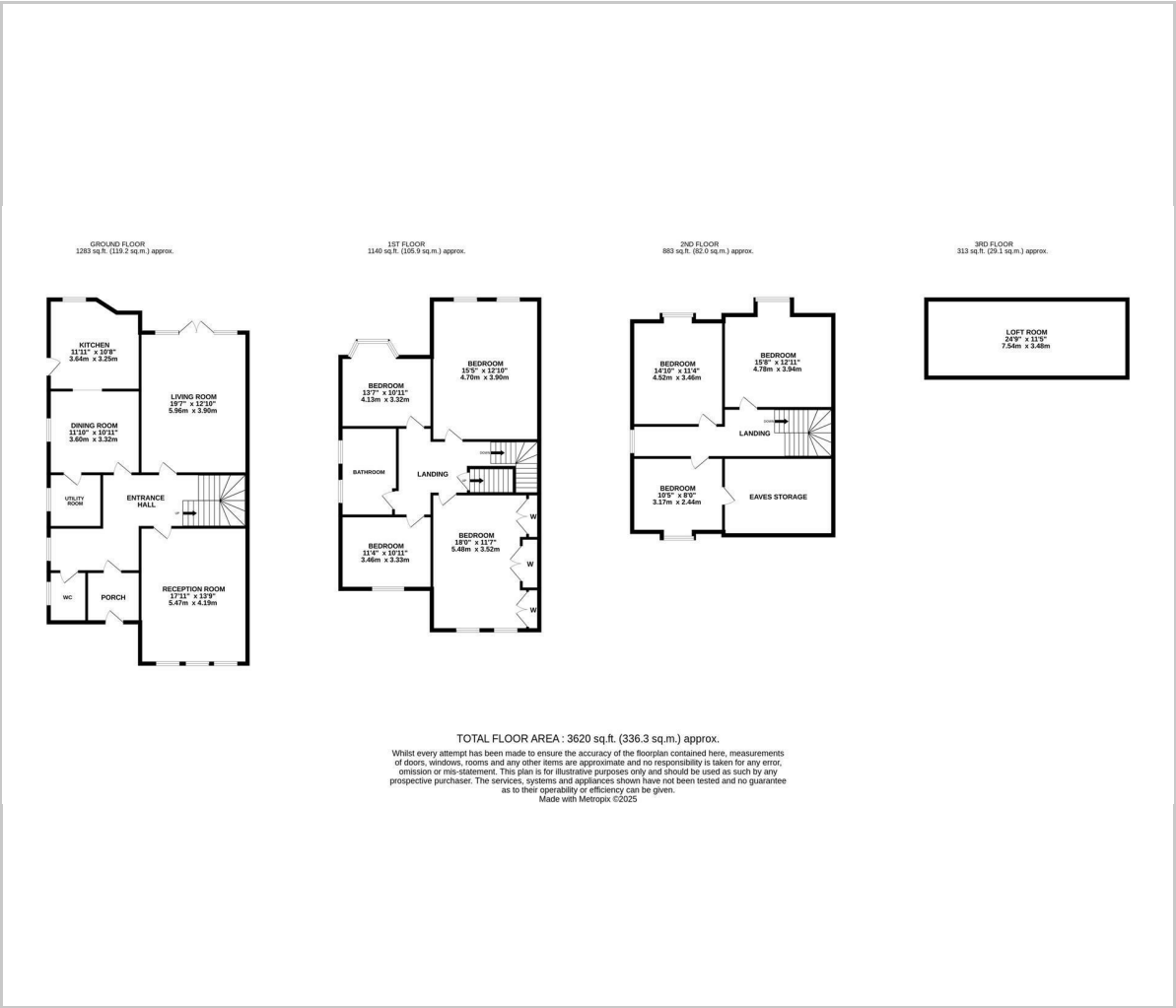




laid to lawn and bordered with mature trees and hedges offering the PERFECT SPACE FOR FAMILY LIFE. At the front of the house there is a driveway providing off road parking for one vehicle, giving access to the garage.



Floor Plan



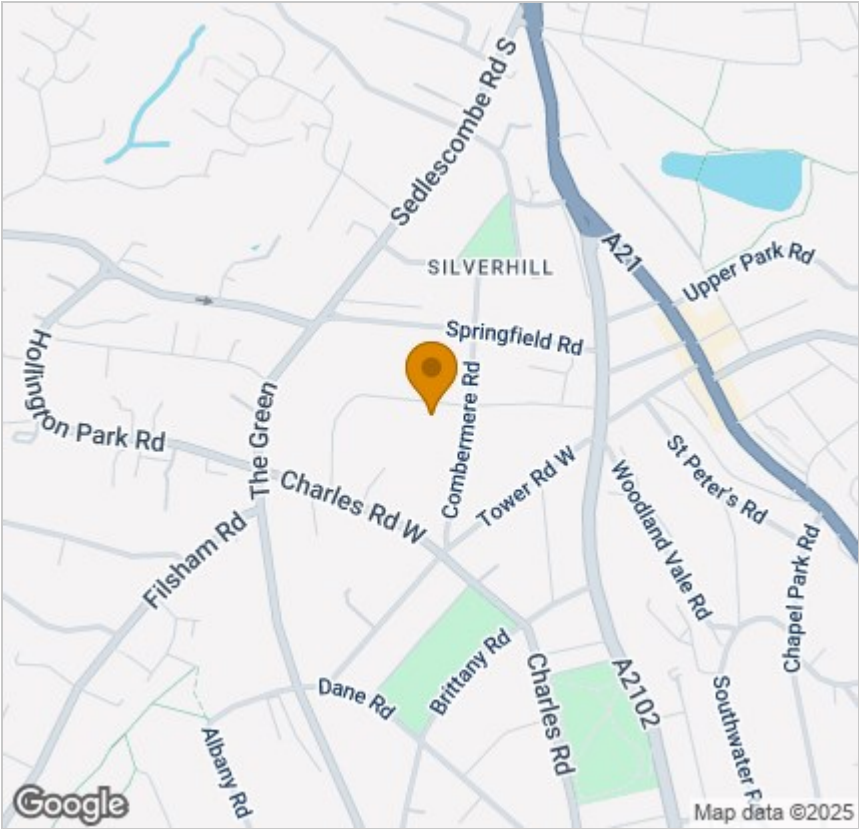
Viewing

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

