



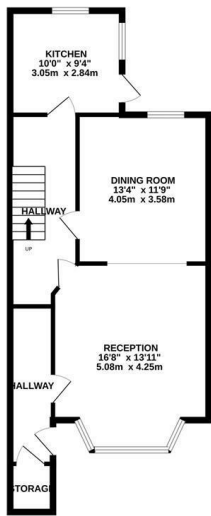
## Carisbrooke Road, St. Leonards-On-Sea TN38 0JS

Offers in excess of £475,000

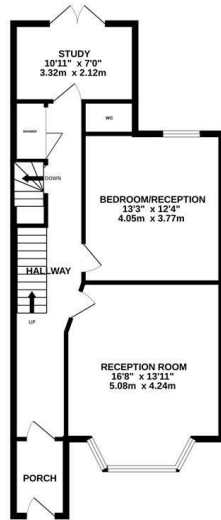


Handsomen SIX/SEVEN BEDROOM terraced Victorian house enviably positioned just a short stroll from the hub of St. Leonards on Sea where there are a range of local stores on Norman Road and surrounding, award winning eateries, the beach and a mainline railway station with connections to London. Set across FOUR STOREYS, this impressive home offers a VERSATILE LAYOUT with a WEALTH OF ORIGINAL FEATURES including wooden floorboards and original cornicing throughout. The lower ground floor is arranged as a SELF CONTAINED APARTMENT creating the perfect opportunity for additional income while the ground floor enjoys a BAY FRONTED LIVING SPACE and a second reception room which could also be used as a bedroom. There is also a STUDY which sits at the rear enjoying double doors leading out to the rear garden along with a SEPARATE W/C and shower cubicle. The further six bedrooms span the two upper floors with the main bedroom measuring an impressive 18'7 x 16'8 currently being used as a reception room together with a FAMILY BATHROOM and additional W/C. The rear garden has been designed for LOW MAINTENANCE and enjoys a raised decked area followed by a large patio area bordered with mature shrubs. Being sold with NO ONWARD CHAIN, this fantastic property would make the PERFECT FAMILY HOME and is not to be missed.

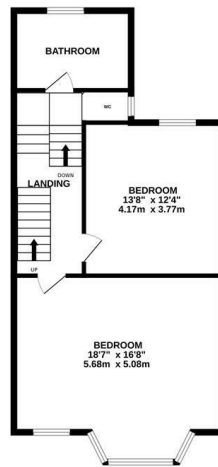
LOWER GROUND FLOOR  
631 sq.ft. (58.7 sq.m.) approx.



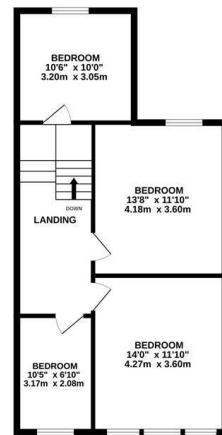
GROUND FLOOR  
669 sq.ft. (62.2 sq.m.) approx.



FIRST FLOOR  
642 sq.ft. (59.6 sq.m.) approx.



SECOND FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 2563 sq.ft. (238.1 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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