



Vale Road, St. Leonards-on-sea, TN37

Guide Price £400,000

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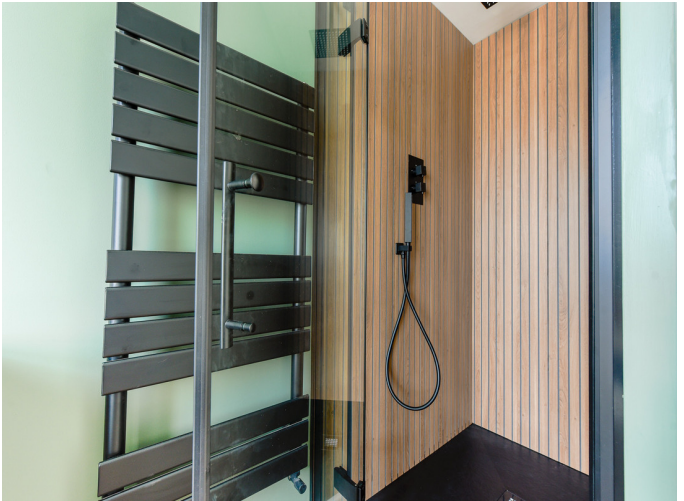
Key Features

- Bay Fronted Victorian House
- Full Renovation Throughout
- Extended Driveway For Multiple Vehicles
- Insulated Garden Office/Workshop With Power
- Ideal Location For Amenities, Schools & Transport
- Stylish Kitchen with Integrated Appliances & B.Bar
- Contemporary Bathroom with Separate Shower
- Low Maintenance & Sunny Aspect Rear Garden
- Planning Permission Granted For Extension
HS/FA/24/00732
- No Onward Chain with Vacant Possession



Guide Price £400,000 - £425,000. Renovated 3 bed Victorian home with a stylish kitchen, contemporary bathroom, and extended driveway, close to amenities, schools, and transport links. Features a garden office, low-maintenance sunny garden.





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This bay-fronted Victorian home offers three bedrooms and has been fully renovated to provide bright and airy accommodation throughout. The stylish kitchen comes with integrated appliances and a breakfast bar, making it a functional space for family meals or entertaining guests. The contemporary bathroom boasts high-spec finishes and a separate shower.

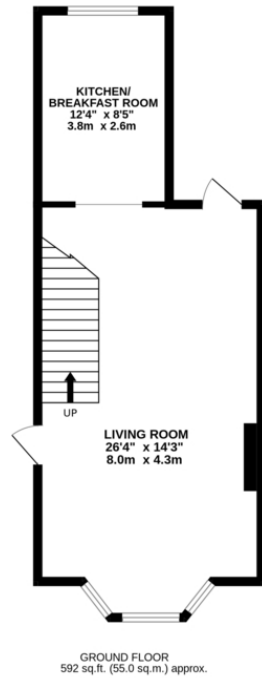
Outside, the property boasts an extended driveway, accommodating multiple vehicles, and includes an insulated garden office/workshop with power and light, ideal for home working or hobbies. The sunny rear garden requires minimal maintenance, allowing you more time to enjoy the outdoor space.

Vale Road is a sought-after location, known for its leafy street and fine Victorian architecture. It's also perfectly positioned for easy access to the vast array of local amenities that Silverhill has to offer, the desirable Silverdale school, as well as Alexandra Park and excellent transport links.

The area itself has a vibrant community atmosphere with a variety of shops, parks, and leisure activities nearby. Coupled with the full renovation this property has undergone, it truly is a home that is ready for immediate occupancy.

- The property has planning permission granted for a single story extension to the side, adding a fourth bedroom as well as





TOTAL FLOOR AREA: 1036 sq.ft. (96.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Tenure Type: Freehold
Council Tax Band: B
Council Authority: Hastings Borough

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020 8187 1 747 | enquiries@theagencyuk.com

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