



**49 Gensing Road, St. Leonards-On-Sea**

Guide Price £500,000 - £525,000



AS  
ASHTON STRIPP



## 49 Gensing Road

St. Leonards-On-Sea, St. Leonards-On-Sea

Light-filled end-of-terrace home over four floors with roof terrace, and flexible layout. Features include a dual-aspect living room with log burner, two-part basement with WC, and 2016 boiler. Character features throughout. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Private roof terrace accessed directly from kitchen
- Walking distance to Warrior Square, St Leonards — close to seafront, cafes, and mainline station
- Kitchen with green units and space for dining
- Character features including bay windows and fireplaces
- Bathroom with sash window, wood floors, and built-in storage
- 2016-installed combi boiler housed in hallway cupboard
- Three bedrooms plus additional rooms offering flexible living arrangements
- Dual-aspect living room with 2016 log burner







You enter through a red-tiled porch and step into the main living and dining room— a bright, welcoming space thanks to its dual-aspect windows. A log burner (installed in 2016) adds a practical focal point, and there's room here for both a seating area and a dining table. From the living room, stairs lead down to the basement, which is split into two parts: one side is plastered with wooden floorboards and currently used for storage; the other would benefit from updating. There's also a separate WC on this level.

On the second floor, the kitchen is fitted with green wall and base units, wood-effect laminate worktops, and space for under-counter appliances. There's room for a small dining table, and a door leads directly onto the roof terrace — a private, sunny space ideal for sitting out or entertaining.

Also on this level is a good-sized room at the front, currently used as an office, with a bay window, wooden floorboards, and built-in shelving. It could equally serve as a bedroom.

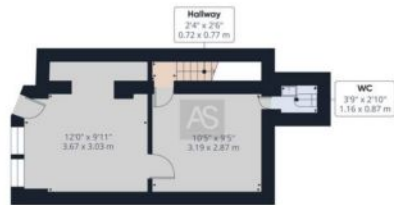
On the third floor, you'll find a double bedroom with another bay window and feature fireplace. The bathroom is at the rear, with a white suite, shower over the bath, freestanding pedestal sink, wooden flooring, built-in storage, and white tiling around the bath and sink areas. There's a sash window for good natural light and ventilation. The hallway and stairs are carpeted, and a cupboard at the top of the stairs houses the combi boiler, which was installed in 2016.

Up on the fourth floor is a further bedroom and attic room (previously used as bedroom by the vendor). One is a single room with a feature beam; the other is at the front with built-in shelves, a fireplace.

Council Tax Band B

Tucked just off Norman Road in one of St Leonards-on-Sea's most characterful enclaves, this end-of-terrace home offers the best of coastal and cultural living. Step outside and within minutes you're on Norman Road or Kings Road, where independent galleries, vintage stores and a thriving food scene create a distinctively artistic buzz. The seafront promenade is just down the hill—perfect for a morning run or evening glass of wine with sea views—while the cobbled streets of Hastings Old Town are close by.

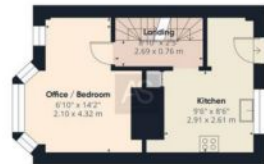
- Private roof terrace accessed directly from kitchen
- Walking distance to Warrior Square, St Leonards — close to seafront, cafes, and mainline station
- Kitchen with green units and space for dining



Floor 0



Floor 1



Floor 2



Floor 3



Floor 4



Approximate total area<sup>®</sup>  
1255 ft<sup>2</sup>  
116.6 m<sup>2</sup>

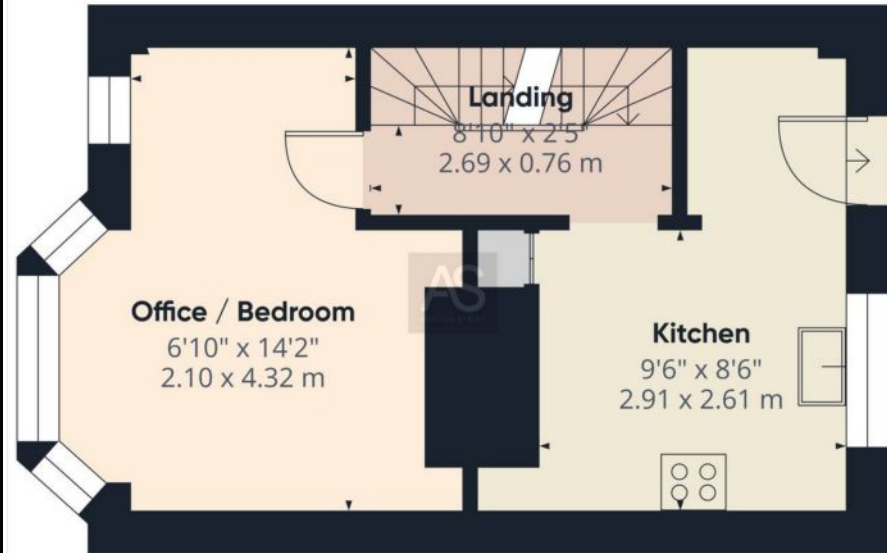
Reduced headroom  
21 ft<sup>2</sup>  
1.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS  
3C standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

GRAPHIC 360



Floor 2



Approximate total area<sup>®</sup>  
277 ft<sup>2</sup>  
25.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS  
3C standard. Measurements are  
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GRAPHIC 360



Floor 1

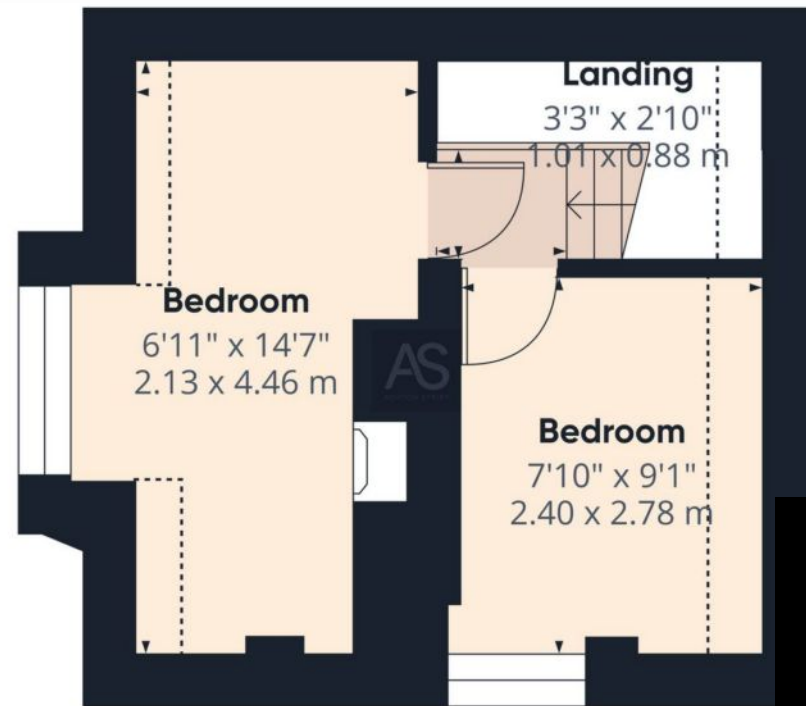


Approximate total area<sup>®</sup>  
277 ft<sup>2</sup>  
25.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS  
3C standard. Measurements are  
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GRAPHIC 360



Floor 4



Approximate total area<sup>®</sup>  
181 ft<sup>2</sup>  
16.8 m<sup>2</sup>

Reduced headroom  
21 ft<sup>2</sup>  
1.9 m<sup>2</sup>

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