



## The Dower House Lower Glen Road, St. Leonards-On-Sea, TN37 7AR

A STUNNING & INDIVIDUALLY DESIGNED THREE BEDROOM DETACHED PERIOD HOUSE, PART OF THE FORMER ASHBROOK ESTATE AND IDEALLY LOCATED, ENJOYING A TUCKED AWAY POSITION WITHIN A RESIDENTIAL CUL-DE-SAC IN ST LEONARDS BEING CLOSE TO LOCAL AMENITIES, SCHOOLS, ALEXANDRA PARK, AS WELL AS ACCESS ONTO THE A21 CONNECTING TO LONDON.

The property provides comfortable & versatile living accommodation over two floors to include a spacious reception hallway, a 17'2 x 14'4 dual aspect living room with feature fireplace, a 13'8 x 13'1 kitchen/breakfast room which overlooks the gardens and a family room which leads into a beautiful dining room with bi-fold doors overlooking the gardens. There is also a ground floor double bedroom with fitted wardrobes, a downstairs shower room/w.c and to the first floor there is a 20'9 x 16'7 main bedroom with dressing area & a 15'2 x 9'9 en-suite shower room/w.c with walk-in double shower cubicle. In addition, there is a third bedroom/dressing room. A particular feature are the gardens which extend to three sides and include a summer house with bar and there is also an electric gate to the front leading to the driveway providing off road parking.

Further benefits include gas fired central heating, double glazing and the house is offered to a high specification with attention to detail throughout. Viewing is considered essential to appreciate this impressive and uniquely designed home. Appointments to view are available via Sole agents Charles & Co.

Price £655,000

# The Dower House Lower Glen Road, St. Leonards-On-Sea, TN37 7AR



- Unique & Impressive Detached House
- Situated Close to Local Amenities
- Main Bedroom with En-Suite
- Immaculately Presented Throughout
- Part of the Former Ashbrook Estate
- Three Bedrooms, Three Receptions
- Downstairs Shower Room/W.C
- Set Within Beautiful Gardens
- 13'8 x 13'1 Kitchen/Breakfast Room
- Electric Gated Driveway

## Entrance Lobby

## Reception Hall

21'3 length (6.48m length)

## Living Room

17'2 x 14'4 (5.23m x 4.37m)

## Family Room/Snug

13'0 x 9'8 (3.96m x 2.95m)

## Dining Room

12'4 x 9'8 (3.76m x 2.95m)

## Kitchen/Breakfast Room

13'8 x 13'1 (4.17m x 3.99m)

## Bedroom Two

12'1 x 11'4 (3.68m x 3.45m)

## Downstairs Shower Room/W.C

## First Floor Landing

## Bedroom One

20'9 x 16'7 (6.32m x 5.05m)

## En Suite Shower Room/W.C

15'2 x 9'9 (4.62m x 2.97m)

## Bedroom Three/Dressing Room

10'10 x 6'11 max (3.30m x 2.11m max)

## Outside

## Front Garden

## Driveway

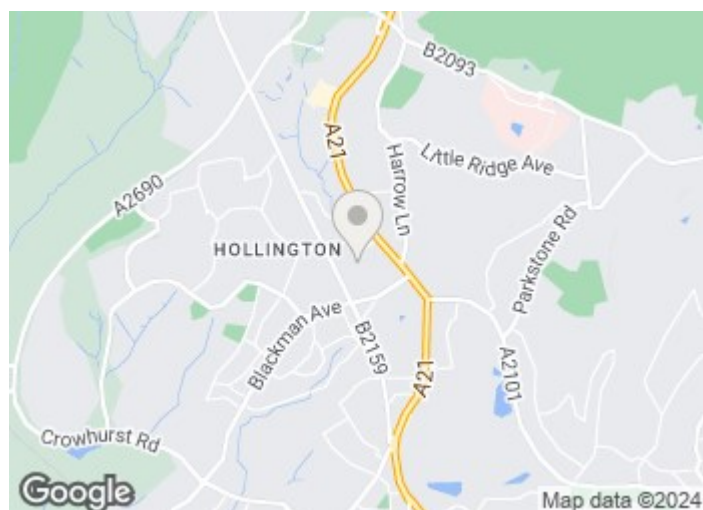
## Garden Store/Workshop

13'4 x 5'5 (4.06m x 1.65m)

## Rear Gardens

## Garden Summerhouse

12'0 x 5'4 (3.66m x 1.63m)





# Floor Plan

GROUND FLOOR  
1032 sq.ft. (95.9 sq.m.) approx.

1ST FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 1638 sq.ft. (152.2 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 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	83
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	