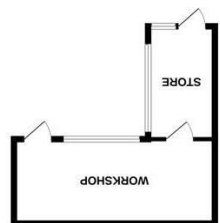
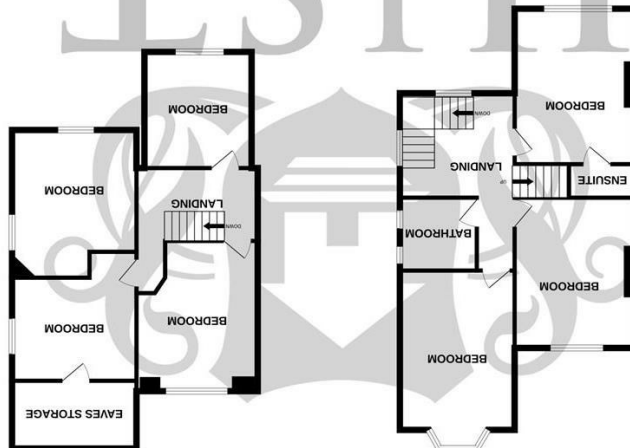


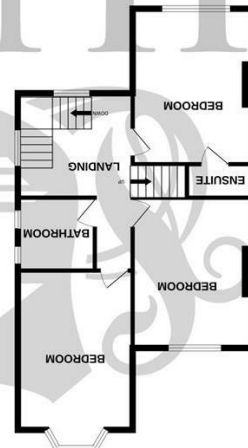
England & Wales	
EU Directive 2002/91/EC	
Potential	Current
Very energy efficient - lower running costs	Very energy efficient - lower running costs
A (92 plus)	A (92 plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)
Not energy efficient - higher running costs	Not energy efficient - higher running costs
44	74



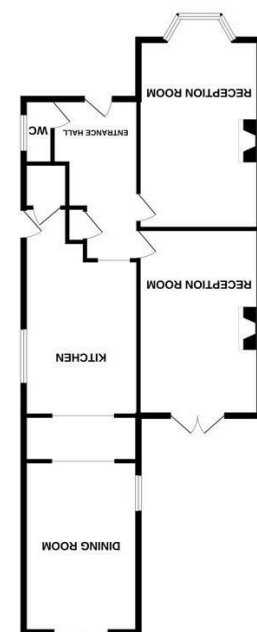
3RD FLOOR



2ND FLOOR



1ST FLOOR



GROUND FLOOR

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 misstatement. This plan is 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.

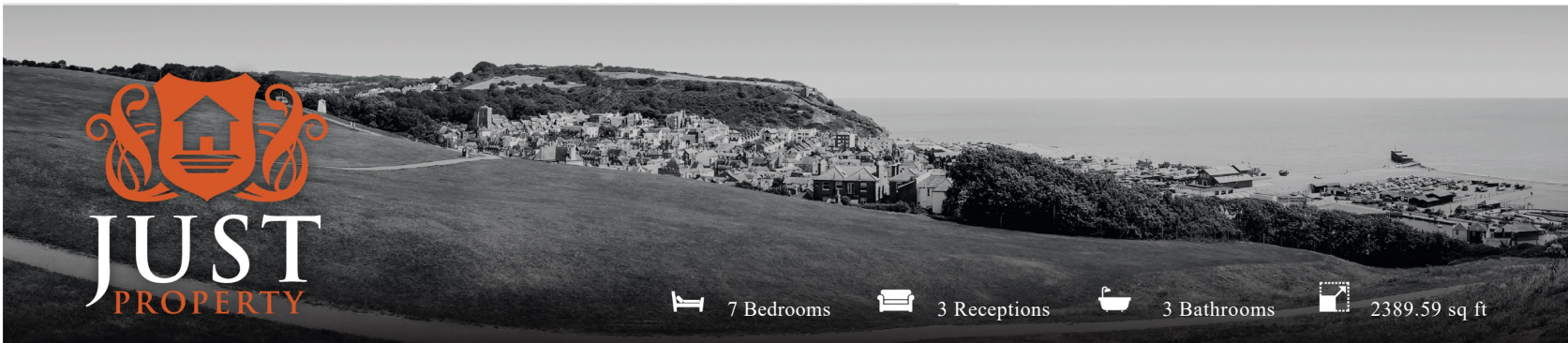
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FLOORPLANS

41 Sedlescombe Road South, St. Leonards-On-Sea, TN38 0TB

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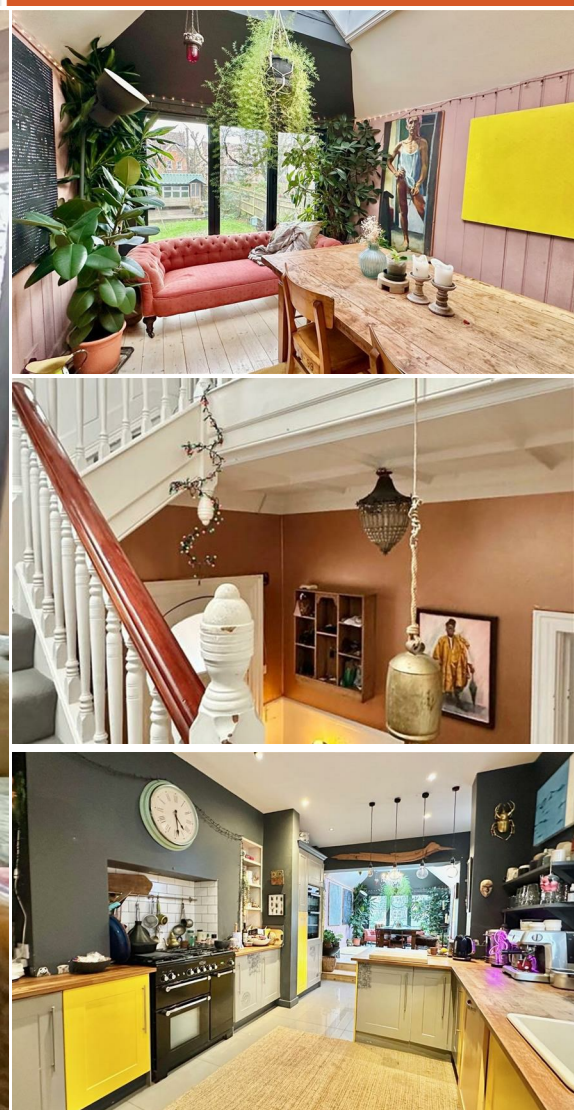


7 Bedrooms 3 Receptions 3 Bathrooms 2389.59 sq ft

Freehold

£750,000

41 Sedlescombe Road South, St. Leonards-On-Sea, TN38 0TB





Freehold

£750,000

7 Bedrooms

3 Receptions

3 Bathrooms

2389.59 sq ft

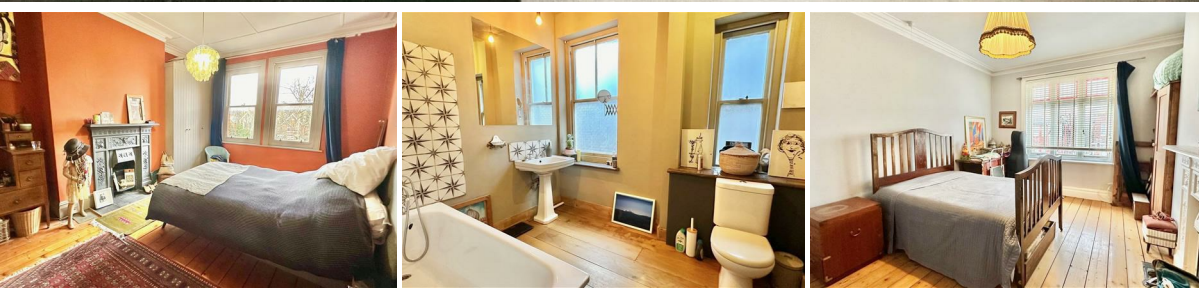
PROPERTY DETAILS

An exciting opportunity to acquire this exceptional seven bedroom and two/three reception room, period semi detached property which offers a high standard of living accommodation. The property is positioned close to the town centre and the seaside and is located just around the corner from St Matthews Gardens, being within walking distance to St Leonards promenade and beach, local amenities in London Road and Kings Road, local bus services and Warrior Square mainline railway stations with its London connections.

This magnificent property offers accommodation spread over three floors with two spacious attractive reception rooms, one with wood burning stove and an amazing kitchen/dining room measuring in excess of 25ft. There is also a convenient ground floor WC. The original features are encapsulated by the stunning entrance hall and staircase and original stained glass windows. To the first floor there are three fantastic large double bedrooms, one having an en-suite shower room, as well as an additional family bathroom, to the third floor there are four further double bedrooms, the rear bedrooms offering fine views towards St Leonards seafront and over the garden.

The property enjoys a large rear garden which is mainly laid to lawn with a raised deck area, the garden captures the sun throughout the day and useful storage shed and workshop area. The property also has off-road parking to the front of the building.

To fully appreciate this stunning family home viewings consider essential via the vendors choice of sole agents, Just Property. Please call 01424 444100 for more details and to arrange a viewing.



ROOM DIMENSIONS

Front Door	Bedroom 12'0" x 9'10" (3.68m x 3.02m)
Entrance Hall	Bathroom
Reception Room 15'8" x 12'4" (4.80m x 3.76m)	Stairs to Second Floor
Reception Room 18'0" x 12'4" (5.49m x 3.76m)	Bedroom 16'6" x 11'1" (5.05m x 3.38m)
Kitchen 24'0" x 10'7" (7.32m x 3.23m)	Bedroom 14'4" x 12'4" (4.39m x 3.78m)
Dining Room 15'10" x 10'7" (4.83m x 3.23m)	Bedroom 11'1" x 11'1" (3.38m x 3.38)
Downstairs W.C.	Bedroom 11'1" x 10'11" (3.38m x 3.33m)
Stairs to First Floor	Front & Rear Garden
Bedroom 15'5" x 12'2" (4.70m x 3.73m)	Off Road Parking
En-Suite	Workshop & Store Room
Bedroom 15'10" x 12'2" (4.85m x 3.71m)	

FEATURES

- Semi Detached Period Property
- Fantastic Position Close To Shops, Schools & Bus Routes
- Wealth Of Original Features
- Wonderful Open Plan Kitchen and Dining Area
- Off Road Parking
- Great Sized Rear Garden With Well Established Plants & Shrubs
- Three Storey Accommodation

