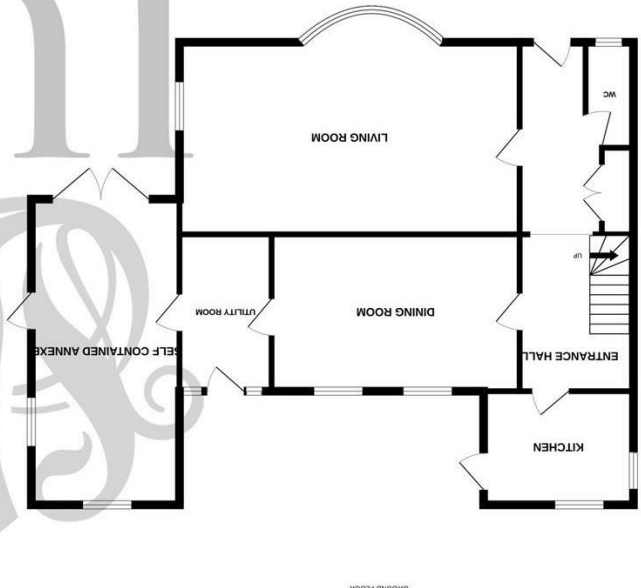
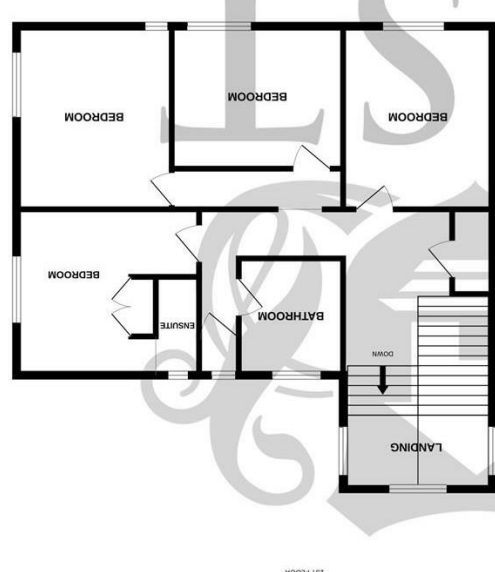
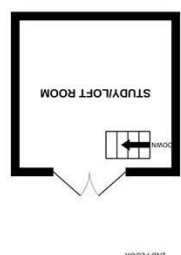


England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-40)
E	(39-54)
D	(55-60)
C	(69-80)
B	(81-91)
A	(92 plus)
Very energy efficient - lower running costs	
Current	Potential

Energy Efficiency Rating

47

66



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and other items are approximate and no responsibility is taken for any 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.

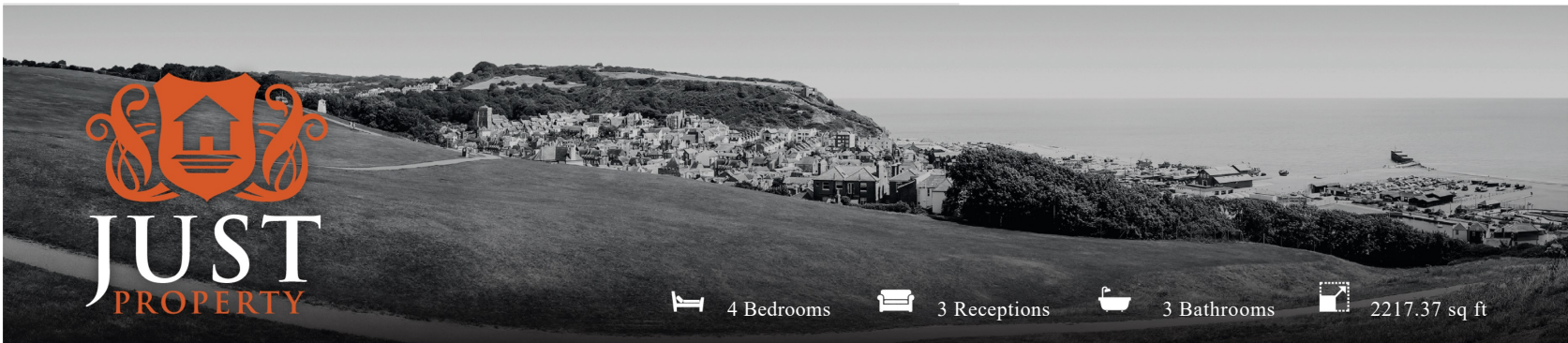
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# FLOORPLANS

13 The Green, St. Leonards-On-Sea, TN38 0SU

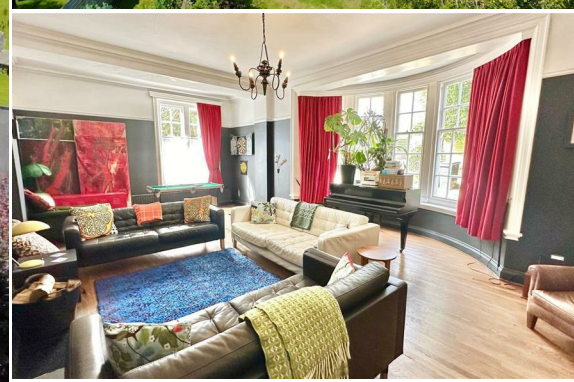
[www.justproperty.net](http://www.justproperty.net)



13 The Green, St. Leonards-On-Sea, TN38 0SU

Freehold

# £895,000







4 Bedrooms 3 Receptions 3 Bathrooms 2217.37 sq ft

## PROPERTY DETAILS

### CHAIN FREE

Welcome to this elegant property, built in 1926 to the principles of the Arts and Crafts movement, situated in the sought after locale of The Green, St Leonards-on-Sea.

A stylish property with three reception rooms, four double bedrooms and two bathrooms.

Original oak parquet flooring and mahogany doors set off the well-proportioned rooms providing ample space for family life and entertaining.

The delight continues outside into the gardens, which offer stunning open spaces with a broad selection of established plants and shrubs, continuing to the front of the house where there is parking space for multiple cars.

There is a useful utility room and separate annex with all the amenities that you would need.

This semi-detached period property exudes timeless character and allure, seamlessly blending traditional architectural features with contemporary comforts.

Its prime location affords effortless access to the seafront, local amenities, schools, and well-connected transport links, making it an idyllic choice for families and professionals alike.

Seize the opportunity to transform this delightful family home into your own personal haven in the heart of this picturesque seaside town.

Please call Just Property on 01424 444100 for more details and to arrange a viewing.

## ROOM DIMENSIONS

Front Door	En Suite
Entrance Hallway	Bedroom 13'9" x 9'10" (4.21 x 3.02)
WC	Bedroom 10'6" x 10'6" (3.22 x 3.21)
Living Room 25'7" x 18'0" (7.80 x 5.50)	Bedroom 14'0" x 7'6" (4.28 x 2.29)
Dining Room 18'5" x 16'0" (5.63 x 4.90)	Family Bathroom
Kitchen 10'3" x 8'6" (3.13 x 2.60)	Ladder To Study / Loft Room
Utility Room 11'6" x 8'7" (3.51 x 2.62)	Studio / Annexe - Separate Entrance 26'2" x 9'10" (8 x 3)
Stairs Up To	Front Garden
First Floor Landing	Off Road Parking
Bedroom 17'8" x 13'9" (5.41m x 4.21m)	Rear Gardens
	Side Gardens

## FEATURES

- Beautifully Presented Four Bedroom Period Property
- Two Bathrooms
- Annexe With Separate Entrance and Gardens
- Wonderful Views
- CHAIN FREE
- Many Original Features
- Off Road Parking
- Extensive Gardens With Established Plants and Shrubs
- Popular St Leonards Location
- Near To Seafront, Beaches and Train Station

