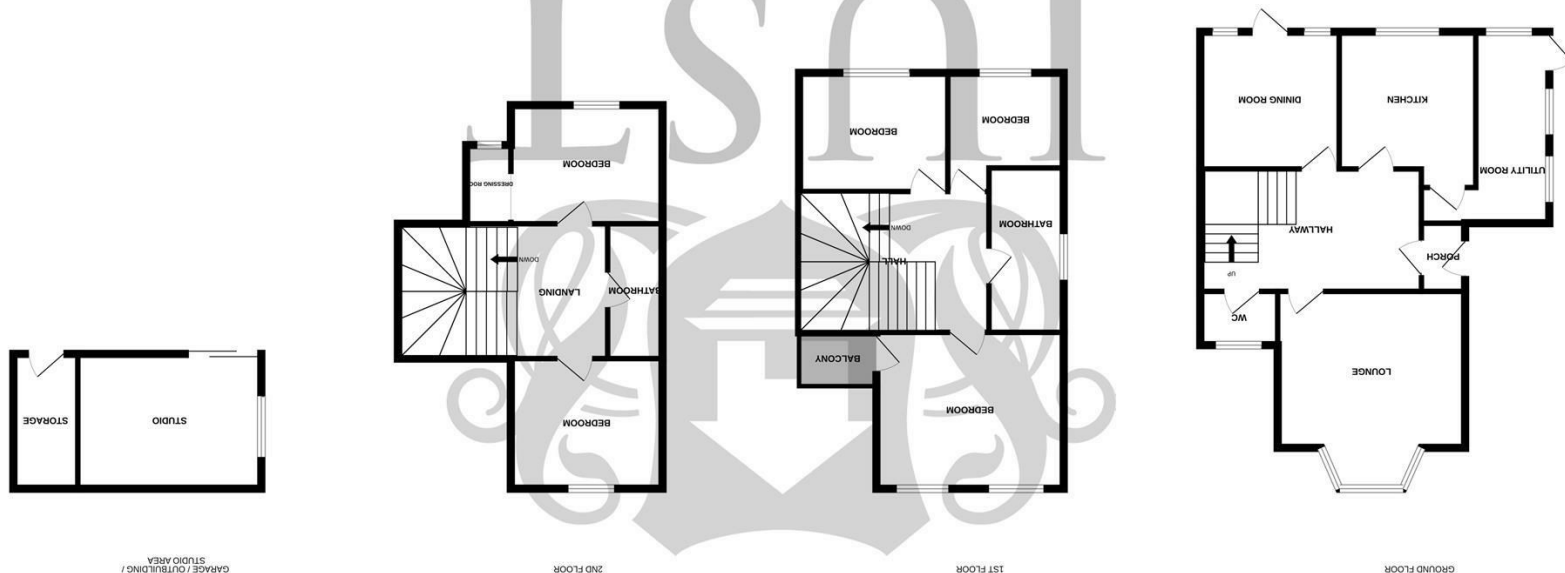


Which every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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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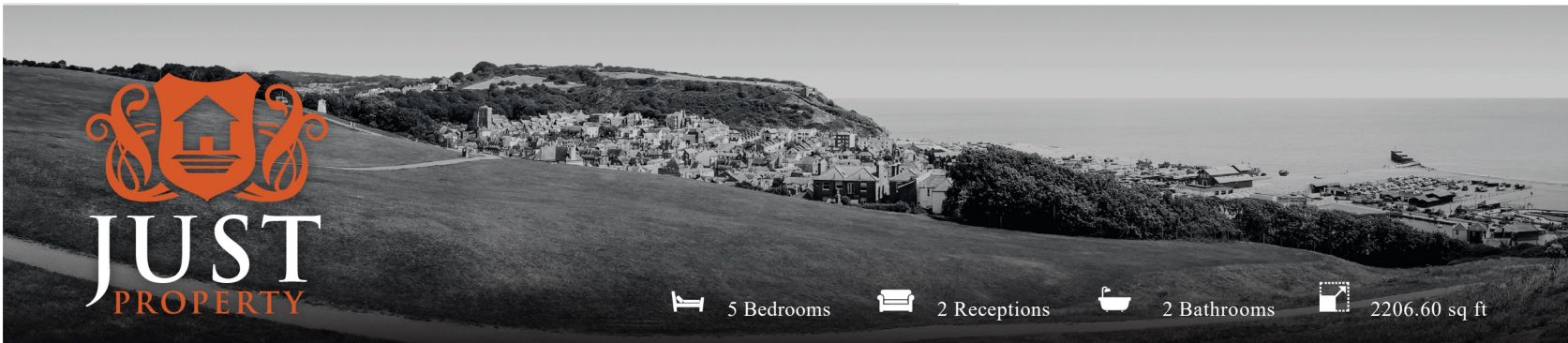
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-40)
E	(39-54)
D	(55-60)
C	(61-80)
B	(81-91)
A	(92 plus)
Very energy efficient - lower running costs	
Current	Potential
52	78
Energy Efficiency Rating	



110 London Road, St. Leonards-On-Sea, TN37 6LT

# FLOORPLANS

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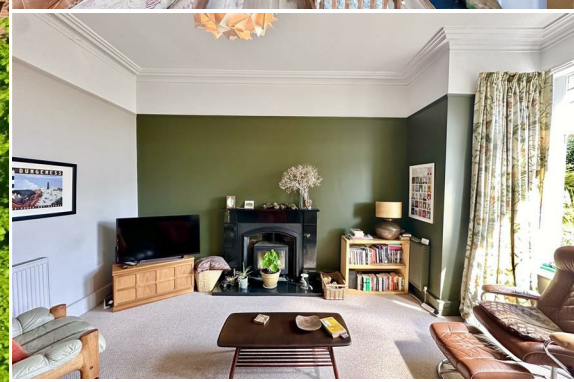


5 Bedrooms   2 Receptions   2 Bathrooms   2206.60 sq ft

110 London Road, St. Leonards-On-Sea, TN37 6LT

Freehold

# £950,000





5 Bedrooms   2 Receptions   2 Bathrooms   2206.60 sq ft

## PROPERTY DETAILS

Just Property are extremely proud to present to the market this simply stunning FIVE BEDROOM semi-detached family home. The property boasts many original features throughout and has been extremely well presented credit to the current owners. Located in this highly desirable and central location, the property is walking distance from popular roads such as Kings Road and Norman Road with its variety of different shops, amenities and restaurants as well as being only a couple minutes away from St Leonard's Mainline railway station connecting to London and Brighton.

The living accommodation for this amazing property is situated over three floors. The ground floor you are instantly met via a large porch area which leads through to the spacious hallway, there is a lounge / reception room to the front of the property which boasts a beautiful bay window allowing natural light to flood in the room, a separate dining room with a stunning chandelier and doors out to the rear garden, a bespoke kitchen with wooden flooring and fitted appliances, a utility room and a downstairs cloakroom with wash basin. The first floor is made up of the family bathroom and three good sized bedrooms with the principle bedroom (14'7" x 13'11") offering a balcony which overlooks the surrounding area. The second floor is where the final two double bedrooms lay, with one of them having the benefit of its own dressing room as well as another bathroom off of the landing.

Externally the property has highly desirable and attractive gardens to both the front and the rear, there is side access and a variety of different planting and shrubs to enjoy. The garden is mostly laid to lawn but there is also space for flower beds and a slabbed patio area off of the dining room, this would be perfect for hosting and alfresco dining.

Properties like this very rarely come to the open market, to arrange access for a viewing to see all this stunning property has to offer contact Just Property on 01424 444 100



## ROOM DIMENSIONS

Entrance Porch	Balcony Area
Entrance Vestibule	Bedroom 15'8" x 11'11" (4.80 x 3.65)
Entrance Hall	Bedroom 15'8" x 9'3" (4.80 x 2.84)
Downstairs Cloakroom	Second Floor / Galleried Landing
Sitting Room 17'6" x 14'6" (5.35 x 4.44)	Bathroom
Dining Room 15'7" x 11'11" (4.77 x 3.65)	Bedroom 16'2" x 15'4" (4.95 x 4.69)
Kitchen 15'8" x 9'1" (4.80 x 2.79)	Bedroom with Dressing Room 15'1" x 14'6" (4.62 x 4.42)
First Floor	Front and Rear Garden
Landing	Outbuilding / Studio / Garage
Bathroom	
Bedroom 14'7" x 13'11" (4.47 x 4.26)	

## FEATURES

- Five Bedroom Semi - Detached Family Home
- Stunning Period Property on a generous sized plot
- Highly Attractive front and rear gardens
- Garage / Off Road Parking
- Studio / Outbuilding to the rear
- Bright and Airy Throughout
- Living accommodation arranged over three floors
- Close Proximity to St Leonard's mainline railway station
- Local shops and amenities nearby
- Viewing Essential

