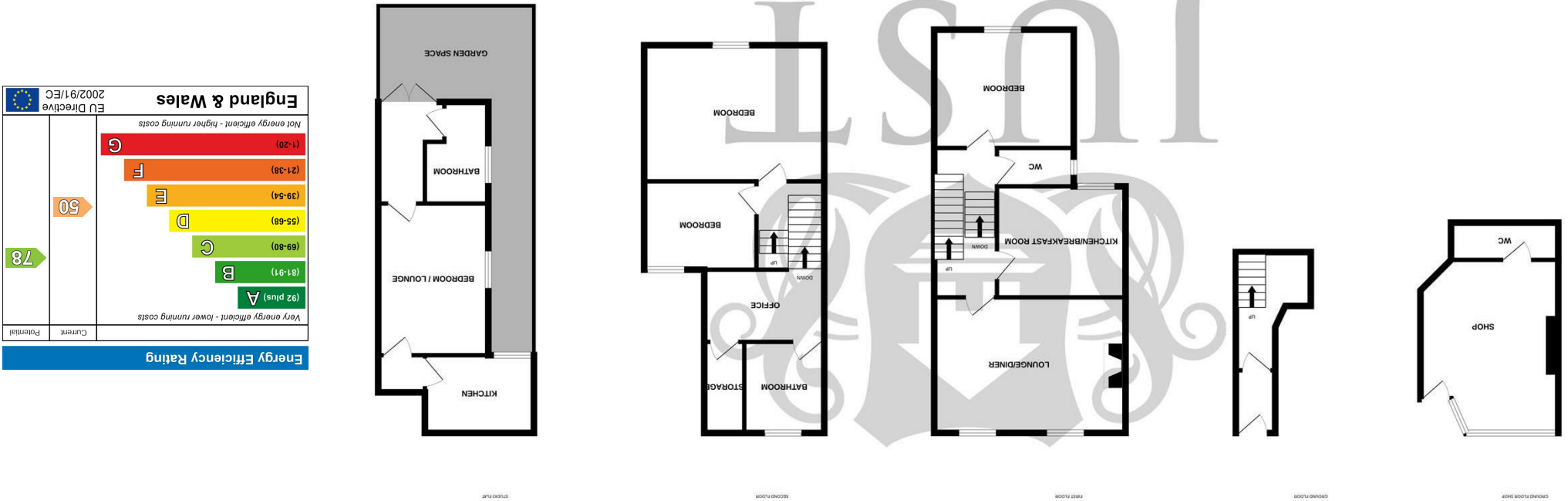


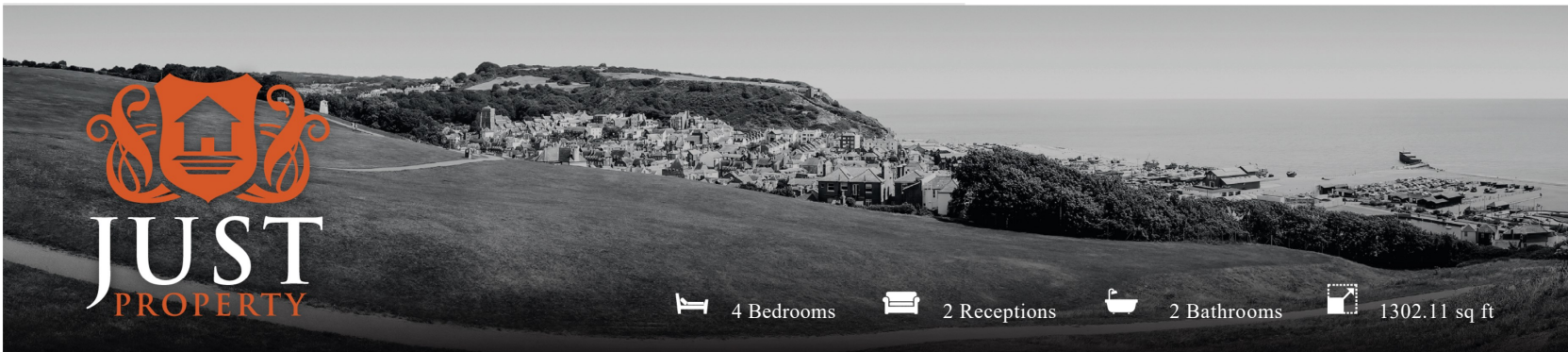
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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. Made with Hexpix ©2024



FLOORPLANS

60 & 60a Bohemia Road, St. Leonards-On-Sea, TN37 6RQ

www.justproperty.net



60 & 60a Bohemia Road, St. Leonards-On-Sea, TN37 6RQ

Freehold

£325,000





Freehold

£325,000

4 Bedrooms 2 Receptions 2 Bathrooms 1302.11 sq ft

PROPERTY DETAILS

Opportunity to secure this fantastic opportunity and property located on Bohemia Road in the charming town of St. Leonards-On-Sea. This period property boasts a generous and ample living space, perfect for those seeking an investment opportunity with great income potential.

The property is currently separated into three separate income streams with a shop, studio apartment with private garden area and a three bedroom maisonette with its own private entrance.

This well-maintained building offers not just a home, but a lucrative investment with three income streams. Whether you are looking to rent out individual rooms, the entire property, or even set up a home office, the possibilities are endless.

Situated close to the picturesque Alexandra Park and the town centre, convenience is at your doorstep. Enjoy leisurely strolls in the park or explore the local shops and cafes just a stone's throw away.

Don't miss out on this fantastic opportunity to own a piece of history in a thriving location which has seen property values increasing over recent times. With its charm, character, and potential for great income, this property on Bohemia Road is truly a gem waiting to be discovered.



ROOM DIMENSIONS

SHOP

Shop Area
15'6" x 12'3" max (4.73 x 3.75 max)

WC
6'11" x 2'10" (2.13 x 0.87)

MAISONETTE

Private Front Door

Hallway

Stairs To Landing

Bedroom
11'2" x 10'11" (3.41 x 3.34)

WC

Kitchen / Breakfast Room
10'9" x 9'10" (3.28 x 3.02)

Landing

Family Lounge
17'0" x 12'2" (5.20 x 3.71)

Stairs To

Office Area
10'9" x 5'11" (3.29 x 1.82)

Bathroom

7'11" x 5'10" (2.42 x 1.79)

Storage Cupboard

Stairs To

Bedroom
10'4" x 9'11" (3.15 x 3.04)

Bedroom
16'7" x 12'3" (5.08 x 3.74)

STUDIO APARTMENT

Private Double Doors

Hallway

Bathroom

Bedroom / Living Area
13'7" x 10'10" (4.15 x 3.32)

Inner Hallway

Kitchen
9'6" x 6'7" (2.90 x 2.01)

Private Garden

Utility Cupboard

FEATURES

- Amazing Investment Building
- Shop
- 3 Bedroom Maisonette
- 1 Bedroom Studio Apartment
- Rear Garden
- Original Features
- Wonderful Opportunity
- 3 Income Avenues
- Freehold Building
- Popular Bohemia Area, Close to Park and Town Centre

