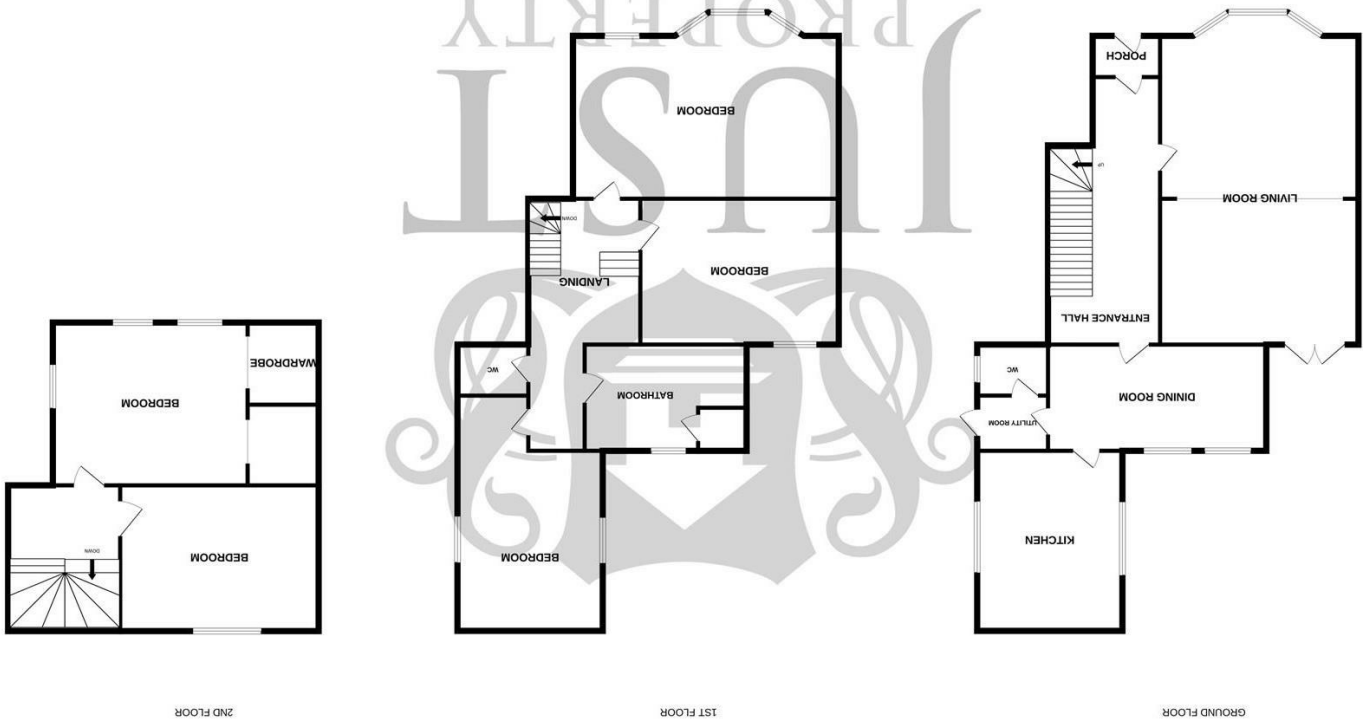




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		



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 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.

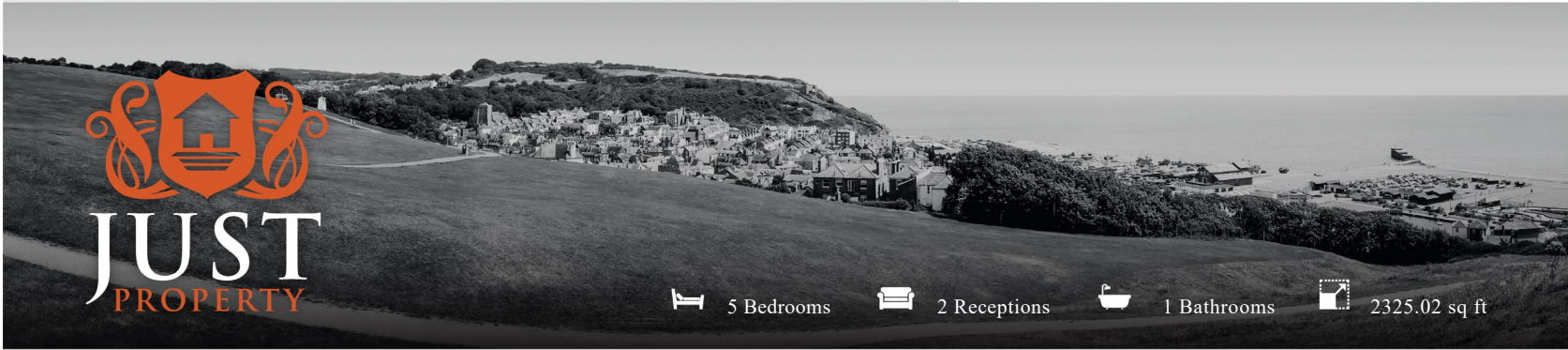
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FLOORPLANS

3 Upper Park Road,, St Leonards On Sea, TN37 6SJ

www.justproperty.net



5 Bedrooms 2 Receptions 1 Bathrooms 2325.02 sq ft

3 Upper Park Road,, St Leonards On Sea, TN37 6SJ

Freehold

£650,000





Freehold

£650,000



PROPERTY DETAILS

This beautifully presented and spacious five-bedroom detached Victorian home is perfectly positioned adjacent to the stunning Alexandra Park, with its acres of open space and woodland. The property is also conveniently located near a local parade of shops, including a bakery and coffee shop, as well as excellent schools.

Lovingly maintained by the current owners, the property is arranged over three floors and boasts elegant and characterful living spaces. The ground floor welcomes you with a spacious entrance hallway, leading to a large bay-fronted family living room with French doors opening to the rear garden. There is a separate dining room, a well-fitted kitchen with integrated appliances, a useful utility room, and a ground floor WC.

On the first floor, you'll find three generously sized double bedrooms, alongside a stunning family bathroom featuring high-quality Burlington fittings, a freestanding bath, and a separate shower. The second floor offers two additional double bedrooms with fantastic views, as well as ample storage space.

Externally, the property features a beautifully landscaped rear garden with a patio and lawn, perfect for outdoor enjoyment. There is also a detached garage and two additional parking spaces. This charming family home retains many original period features and benefits from gas-fired central heating.

Viewing is highly recommended by the vendor's sole agents, Just Property, to fully appreciate the elegance and style of this wonderfully presented family home.

ROOM DIMENSIONS

Front Door	Bedroom
Porch	14'6" x 10'11" (4.42 x 3.35)
Entrance Hallway	Bedroom
Living Room	19'10" x 14'0" (6.07 x 4.27)
25'7" x 14'6" (7.80 x 4.42)	Family Bathroom
Dining Room	Stairs To Landing
13'5" x 10'5" (4.09 x 3.18)	Bedroom
Kitchen	14'6" x 10'11" (4.42 x 3.35)
15'8" x 10'2" (4.80 x 3.10)	Bedroom
Utility Room	14'9" x 11'3" (4.50 x 3.45)
WC	Front Garden
Stairs To Landing	Rear Garden
Bedroom	Garage
21'10" x 10'2" (6.68 x 3.10)	Off Road Parking

FEATURES

- Victorian Detached Family House
- Five Bedrooms
- Arranged Over Three Floors
- Garage and Off Road Parking
- Large Family Living Room
- Front and Rear Gardens
- Walking Distance To Shops and Schools
- Original Features and Wonderful Proportions
- Next To Alexandra Park
- Fantastic Condition and Layout



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.