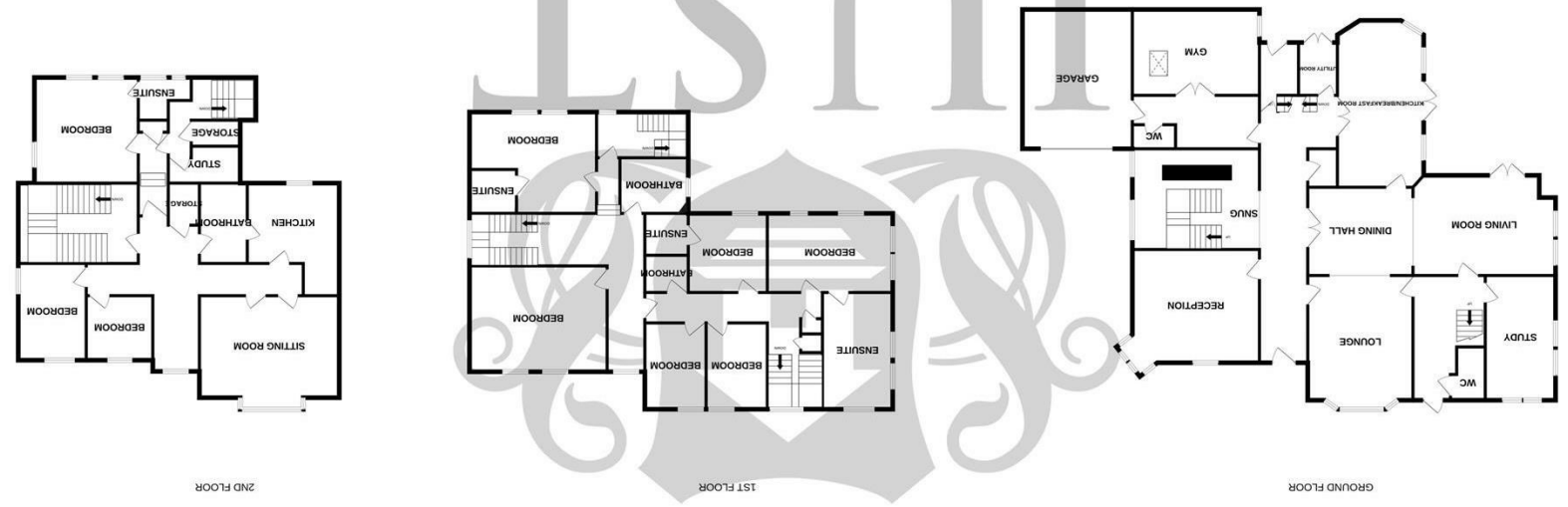


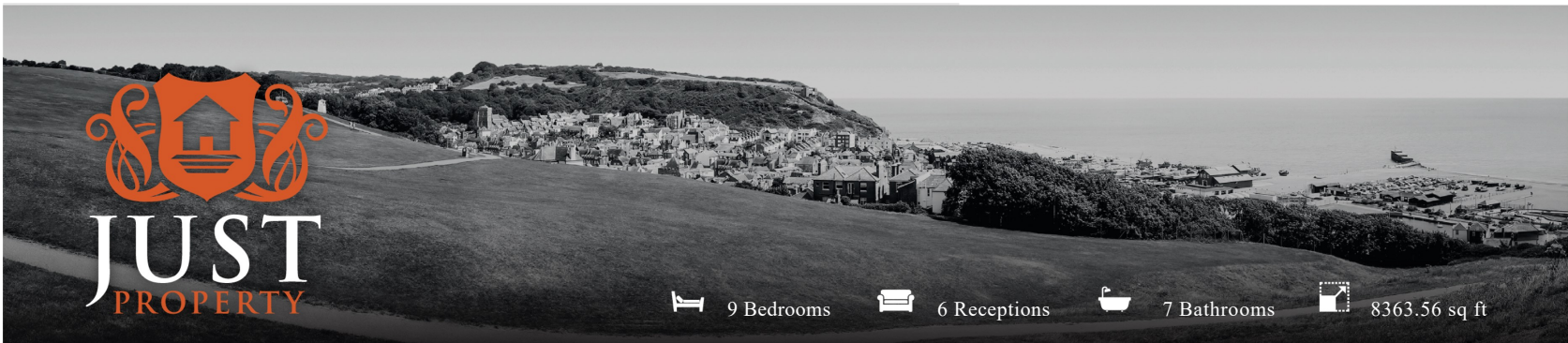
Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, and other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Energy efficient - lower running costs	C (69-80)
Energy efficient - lower running costs	D (55-68)
Energy efficient - lower running costs	E (39-54)
Energy efficient - lower running costs	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	75
Potential	76



FLOORPLANS
 St Pauls House 65 Albany Road, St. Leonards-On-Sea, TN38 0LJ

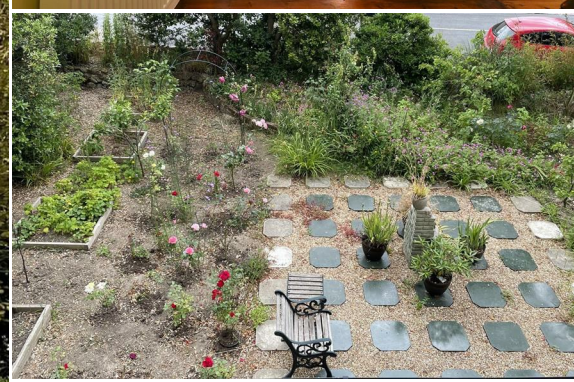
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9 Bedrooms | 6 Receptions | 7 Bathrooms | 8363.56 sq ft

Freehold
£1,500,000

St Pauls House 65 Albany Road, St. Leonards-On-Sea, TN38 0LJ





9 Bedrooms 6 Receptions 7 Bathrooms 8363.56 sq ft

PROPERTY DETAILS

Properties of this grandeur and exclusivity are rarely available, and Just Property is thrilled to present St Paul's House —an exceptional Edwardian detached home located along the Sussex coast, with close proximity to the South Downs National Park and convenient mainline railway access into London.

Situated peacefully on a corner plot, this distinguished property offers expansive and versatile accommodation. It is within walking distance to St Leonards town centre, where you'll find a fantastic selection of independent cafes, shops, and bustling restaurants, as well as the charming promenade and seafront. The Old Town has its own special character with (antique) shops and quality restaurants. Nearby towns such as Bexhill, Hastings, Battle, Rye, and Eastbourne are easily accessible.

Spanning three floors, with impressive hallways and original cornices & roses. St Paul's offers impressive flexibility for luxurious living or home/work arrangements. The ground floor boasts five spacious reception rooms, a stunning kitchen/breakfast room located in the property's formal chapel, a gym, a utility room, three WC's, wine cellar and snug corner with log-burner. The first floor houses six generous double bedrooms, along with five bathrooms. The second (top) floor is currently unoccupied and offers the potential to create a separate three-bedroom apartment, with sea views and independent access from the rear.

The property's gated entrance opens to off-road parking for multiple vehicles, an integral heated garage, and thoughtfully presented two town gardens that frame the front and side. A private rear courtyard provides further outdoor space, and residents are just a two-minute walk from Markwick Gardens, a private members-only park perfect for walking pets, enjoying nature, or relaxing at the pavilion.

To fully appreciate the refined elegance and rare beauty of this prestigious family home viewings are highly recommended through the sole agents, Just Property.



ROOM DIMENSIONS

Front Door	Bedroom
Hallway	18'2" x 16'0" (5.56m x 4.89m)
Lounge	En-Suite
22'8" x 17'7" (6.91m x 5.37m)	Bathroom
Dining Room	10'3" x 8'8" (3.13m x 2.65m)
17'8" x 13'8" (5.39m x 4.17m)	Bedroom
Living Room	19'8" x 17'9" (6.00m x 5.43m)
21'1" x 16'10" (6.44m x 5.15m)	Bathroom
Downstairs WC	Bedroom
Study	15'9" x 8'11" (4.82m x 2.72m)
20'3" x 11'8" (6.18m x 3.56m)	Bedroom
Kitchen / Breakfast Room	15'10" x 8'7" (4.83m x 2.62m)
29'7" x 15'1" (9.04m x 4.61m)	Bedroom
Utility Room	13'7" x 12'1" (4.16m x 3.69m)
8'2" x 7'3" (2.49m x 2.22m)	En-Suite
Reception Room	Bedroom
18'9" x 17'3" (5.74m x 5.26m)	21'4" x 13'11" (6.51m x 4.26m)
Snug	En-Suite
Inner Hallway	20'3" x 12'0" (6.18m x 3.68m)
Downstairs WC	Stairs Leading to Second Floor
Gym	Separate Three Bedroom Apartment With Rear Access
Garage	Basement
20'7" x 14'11" (6.29m x 4.55m)	Town Garden
Rear Access	Off Road Parking
Stairs Leading to First Floor	
Landing	

FEATURES

- Nine Bedroom Detached Period House
- Quiet Residential Area
- Close to Seafront & Local Amenities
- Basement Level
- Garage & Off Road Parking
- Edwardian Features
- Front & Town Gardens
- Spectacular Views
- Beautifully Presented High Quality Home
- Walking Distance to Markwick Gardens

