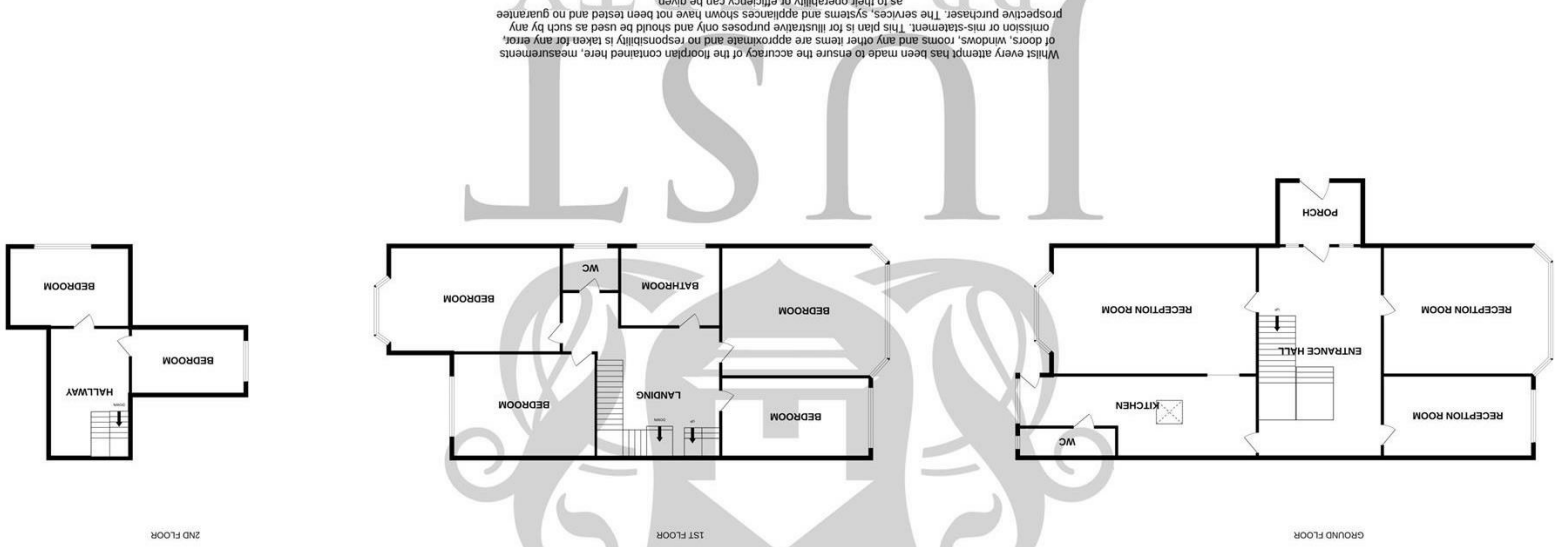




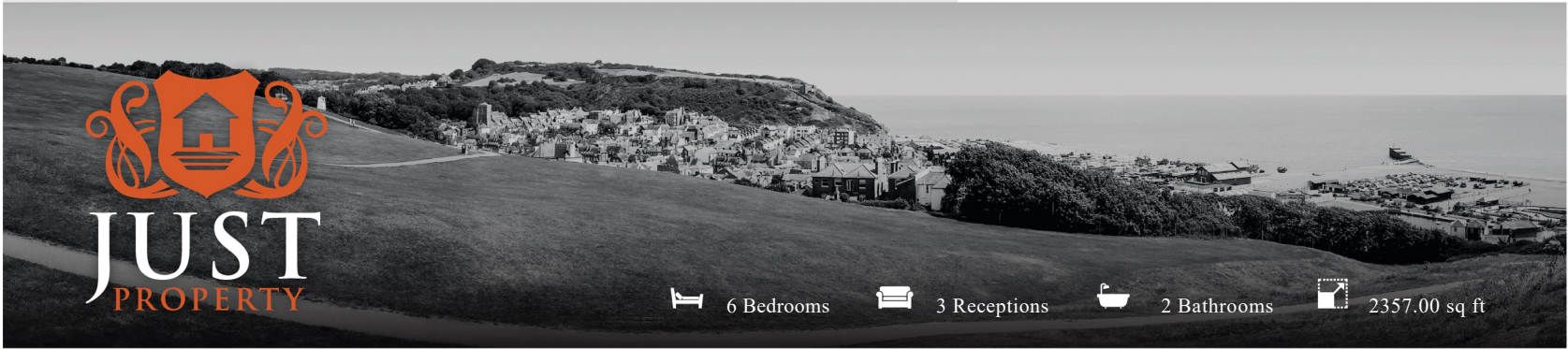
England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	52	69
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



## FLOORPLANS

34 St. Peters Road, St. Leonards-On-Sea, TN37 6JQ

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



6 Bedrooms 3 Receptions 2 Bathrooms 2357.00 sq ft

34 St. Peters Road, St. Leonards-On-Sea, TN37 6JQ

Freehold

£610,000







Freehold

£610,000



## PROPERTY DETAILS

### CHAIN FREE

A substantial and hugely impressive six bedroom semi detached Edwardian home with a wealth of original features, positioned in this highly sought-after area of St Leonards. The property benefits from having a sunny and open aspect, rear Gardens and viewing comes highly recommended.

This fabulous property boasts an impressive reception hallway, has a bay fronted family sitting room with wood burner and two further reception rooms, a fitted kitchen/breakfast room and useful ground floor WC/shower room. To the first floor there are four spacious double bedrooms and a family bathroom all off of the first floor landing. The property also has two further double bedrooms to the second floor, as well as a good sized cellar, gas central heating and double glazing.

To the rear, there is an attractive patio area and good size rear gardens with many establish plants and shrubs From the first floor there are stunning views over St Leonards and out towards the English channel.

From this highly enviable position, there are access to the fantastic selection of café and boutiques of St Leonards as well as the mainline railway station with direct links to London. The towns of Bexhill, Battle, Rye and Eastbourne are all a short drive away.

This characterful property will be sold with vacant possession, and no onward chain, please contact Just Property to arrange a viewing and for further details.

## ROOM DIMENSIONS

Front Door	Bedroom
Entrance Porch	8'11" x 10'11" (2.73 x 3.34)
Entrance Hallway	Bedroom
5'11" x 3'1" (1.81 x 0.95)	17'4" x 12'10" (5.3 x 3.93)
Reception Room	Bedroom
16'8" x 12'6" (5.10 x 3.83)	15'2" x 13'1" (4.64 x 4)
Reception Room	Bathroom
11'10" x 10'9" (3.62 x 3.30)	WC
Reception Room	Stairs Up To
18'3" x 12'4" (5.58 x 3.76)	Bedroom
Kitchen / Breakfast Room	12'0" x 13'2" (3.66 x 4.03)
22'7" x 10'11" (6.90 x 3.33)	Bedroom
WC / Shower Room	9'2" x 10'11" (2.81 x 3.34)
Stairs Down To Cellar	Front Garden
Staircase To First Floor Landing	Rear Patio
Bedroom	Rear Garden
12'9" x 9'9" (3.91 x 2.98)	Side Access

## FEATURES

- Six Bedrooms
- Period Semi Detached Family Residence
- Sea Views
- Close To Schools and Amenities
- Three Reception Rooms
- Period Features
- Front and Rear Gardens
- CHAIN FREE
- Quiet Residential Road
- Useful Cellar Storage



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.