

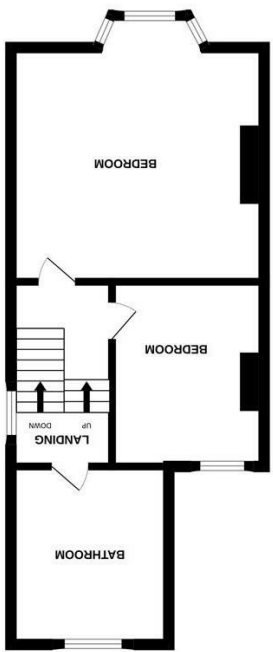
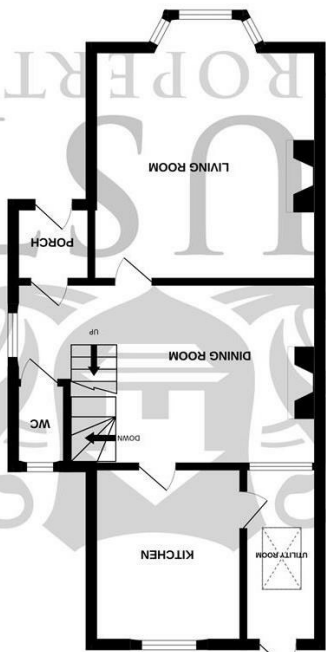




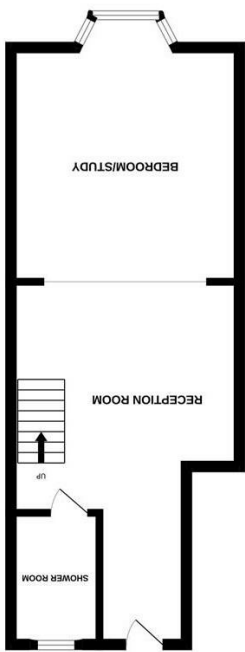
Energy Efficiency Rating		
 EU Directive 2002/91/EC	Current	Very energy efficient - lower running costs
	Potential	A (92 plus)
		B (81-91)
		C (69-80)
		D (55-68)
		E (39-54)
		F (21-38)
		G (1-20)
		Not energy efficient - higher running costs
 84		
60		



1ST FLOOR



GROUND FLOOR



LOWER FLOOR

While 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.

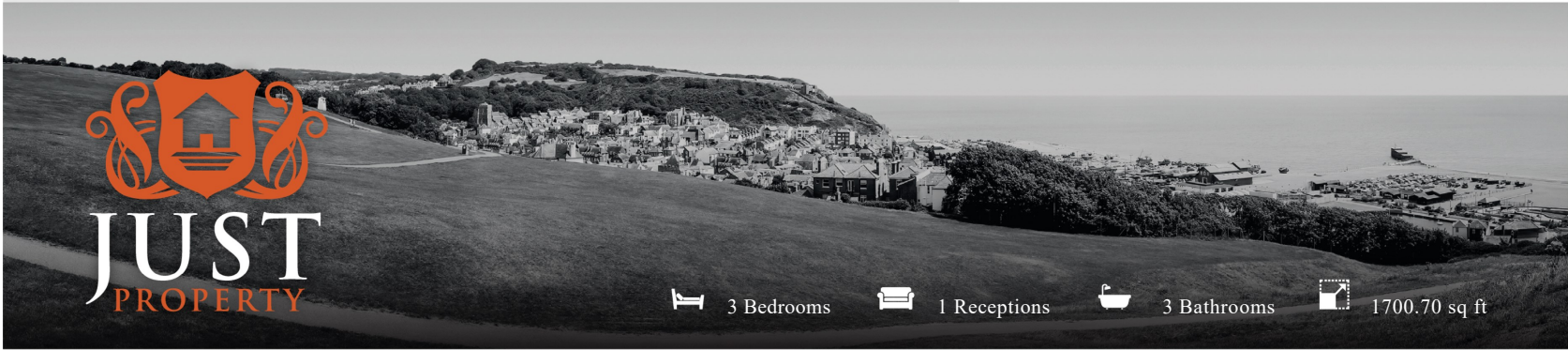
Made with Metropix 5/2025



3 Vale Road, St. Leonards-On-Sea, TN37 6PT

## FLOORPLANS

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

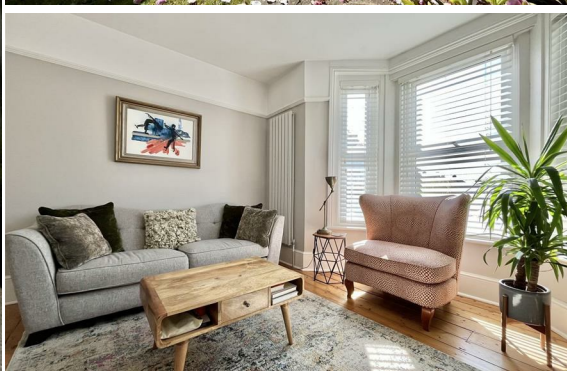


3 Bedrooms 1 Receptions 3 Bathrooms 1700.70 sq ft

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Freehold

£440,000







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## PROPERTY DETAILS

Situated in Vale Road in the sought-after St Leonards area, just a short stroll from the scenic Alexandra Park, this beautifully presented semi-detached, bay-fronted property offers a perfect blend of period elegance and modern living. Spanning an impressive 1,701 square feet and arranged over three spacious levels, the home is ideal for families or anyone seeking generous living space and timeless character.

The house boasts two/three well-proportioned bedrooms, two bathrooms, and three versatile reception rooms—ideal for entertaining, relaxing, or creating dedicated work-from-home areas. The spacious reception room on the main floor is flooded with natural light through its elegant bay windows, while the lower ground floor adds even more flexibility with a bay-fronted bedroom or study, an additional reception room, and a convenient shower room—perfect for multi-generational living or guest accommodation.

The well-appointed kitchen, separate utility room, and luxurious main bathroom further enhance the home's practicality. Brimming with original period features and modern comforts, including gas central heating and UPVC double glazing, every detail has been thoughtfully considered.

Externally, the property features a generous rear garden offering a private oasis for gardening or entertaining. Off-road parking adds a rare and valuable convenience.

This charming family home truly is a must-see—offering space, character, and a prime location. To arrange a viewing, please contact the vendor's chosen sole agents, Just Property.

## ROOM DIMENSIONS

Front Door

Porch

Entrance Hall

Dining Room  
14'7" x 11'10" (4.47 x 3.63)

Living room  
14'7" x 14'5" (4.46 x 4.41)

Kitchen  
12'9" x 9'1" (3.90 x 2.77)

Utility Room  
11'1" x 4'6" (3.39 x 1.38)

W.C.

Stairs to First Floor

Bedroom  
14'7" x 14'9" max (4.46 x 4.51 max)

Bedroom

11'11" x 8'11" (3.65 x 2.74)

Bathroom

12'11" x 8'9" (3.94 x 2.69)

Stairs Leading to the lower Ground Floor

Bedroom/ Study  
14'4" x 13'5" (4.38 x 4.09)

Reception Room  
14'6" x 10'7" (4.43 x 3.25)

Shower Room

Door leading to the rear Gardens

Rear Garden

Area of Patio

Off Road Parking

## FEATURES

- Semi detached Victorian home
- Two/ Three Bedrooms
- Two Bathrooms
- Three Reception Rooms
- Off Road Parking
- Immaculately Presented Throughout
- Level Rear Garden
- Close to Local Amenities & Alexandra Park

